

Offers in excess of £280,000  
Park Lane, Allerton Bywater



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**

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Available for sale is this beautifully presented three-bedroom semi-detached home, situated on Park Lane in the popular village of Allerton Bywater.

Offering generous and well-proportioned accommodation throughout, this superb property briefly comprises: ground floor – entrance hallway, spacious lounge/diner and a fitted kitchen. First floor – three double bedrooms and a house bathroom.

The property benefits from double-glazed windows and gas central heating, and sits on a large plot with excellent outdoor space with a feature garden room currently used as a gym, making it ideal for families and those who enjoy entertaining.

Externally, to the front of the property there is a block-paved, gated driveway providing off-road parking for several vehicles, along with delightful open views over surrounding fields.

To the rear, the property boasts a fully enclosed garden featuring a patio seating area, lawn, and an impressive outdoor kitchen – perfect for outdoor dining and entertaining. There is also a garden room, currently used as a gym but equally suited as a home office or workspace, along with a garage providing useful storage.

This fantastic home must be viewed to be fully appreciated.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

**Kitchen** 4.79m x 2.70m (15' 9" x 8' 10")

A range of wall and base units. Worksurfaces. Sink and tap. Integrated double oven, hob and extractor hood over. Tiled splashback. Plumbing for dishwasher. Vertical radiator. Tiled flooring. Double glazed window. French doors.

**Lounge / Diner** 6.12m x 4.45m (20' 1" x 14' 7")

Double glazed bay window. Feature wood burning stove. Two central heating radiators. Two double glazed windows to side elevation.

**Bedroom 1** 5.28m x 2.35m (17' 4" x 7' 9")

Double bedroom with double glazed window and central heating radiator.

**Bedroom 2** 3.29m x 3.16m (10' 10" x 10' 4")

Double bedroom with double glazed window and central heating radiator.

**Bedroom 3** 3.31m x 3.16m (10' 10" x 10' 4")

Double bedroom with double glazed window and central heating radiator.

**Bathroom** 2.31m x 1.60m (7' 7" x 5' 3")

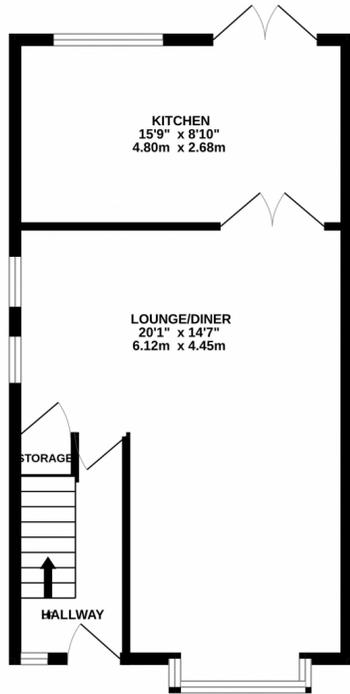
Suite comprising of bath with shower over. Combination wc and vanity unit. Tiled flooring and walls. Heated towel rail. Double glazed window and underfloor heating.



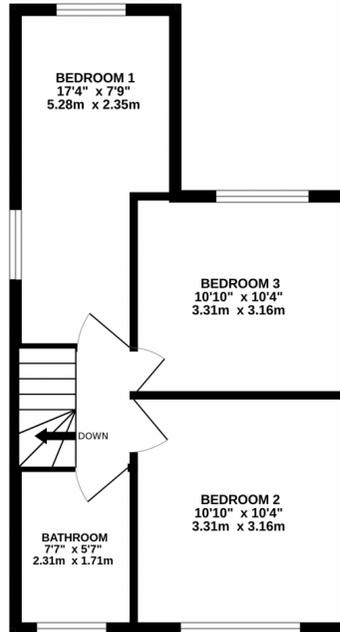
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## Park Lane, Allerton Bywater

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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