eXp | LUXURY

103 HEATH ROAD

ALLERTON. L19 4AB



103 HEATH ROAD, ALLERTON. L19 4AB

P2 TOTAL APPROX FLOOR AREA 2379 SQ FT/221 SQ MTR

SET AT THE TOP OF HEATH ROAD, WHERE IT MEETS ALLERTON ROAD, THIS HOME ENJOYS ONE OF SOUTH LIVERPOOL'S MOST SOUGHT-AFTER ADDRESSES IN THE HEART OF ALLERTON. CALDERSTONES PARK IS CLOSE BY, WITH ITS LANDSCAPED GROUNDS, WALLED GARDEN AND OPEN GREEN SPACE, AND ALLERTON MANOR GOLF COURSE IS ALSO ON THE DOORSTEP. ALLERTON ROAD BRINGS A VIBRANT MIX OF INDEPENDENT CAFÉS, RESTAURANTS, BARS AND BOUTIQUES WITHIN EASY REACH, WHILE SEFTON PARK AND THE SURROUNDING LEAFY STREETS ADD TO THE AREA'S APPEAL. EXCELLENT TRANSPORT LINKS MAKE COMMUTING SIMPLE, WITH LIVERPOOL CITY CENTRE, LIVERPOOL JOHN LENNON AIRPORT AND THE WIDER MOTORWAY NETWORK ALL READILY ACCESSIBLE, MAKING THIS A LOCATION THAT BALANCES VILLAGE-STYLE LIVING WITH CITY CONVENIENCE.



SCAN TO
VIEW OUR
VIDEO TOUR.

ACCOMMODATION IN BR IEF

Ground Floor

- ENTRANCE HALLWAY
- FORMAL LIVING ROOM
- CLOAKROOM/W.C
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- DINING ROOM
- UTILITY & CINEMA ROOM

First Floor

- MASTER SUITE TO INCLUDE 'WALK IN DRESSING ROOM' AND EN-SUITE BATHROOM
- BEDROOM TWO WITH EN-SUITE
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM

External

- DOUBLE GARAGE & DRIVEWAY
- LAWNED FRONT GARDEN
- EV CHARGER
- REAR LAWNED GARDEN WITH PATIO

Distance

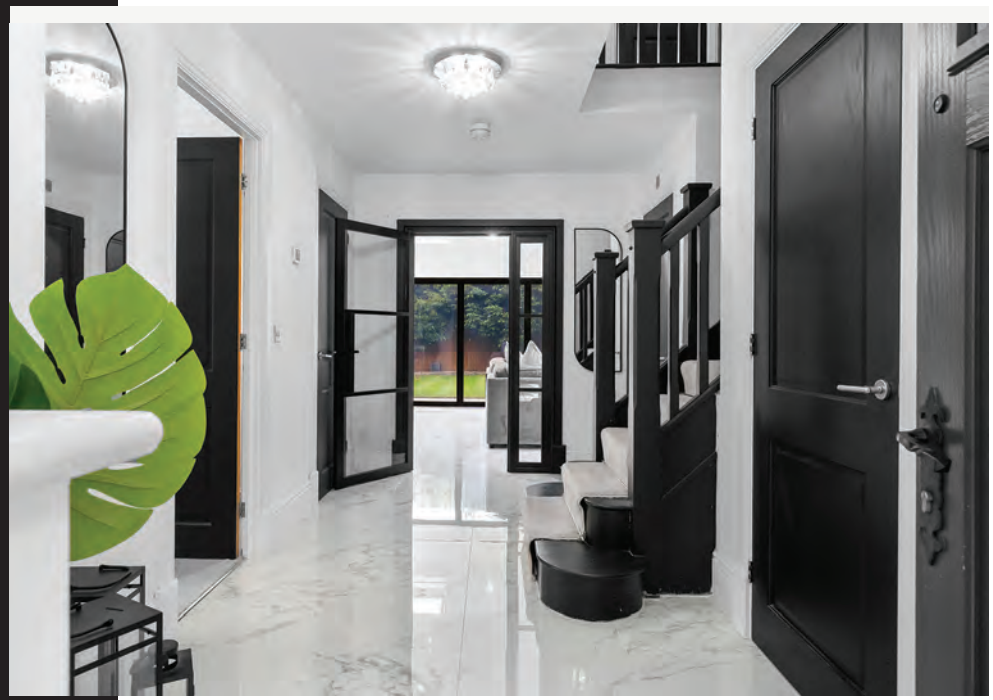
- LIVERPOOL CITY CENTRE: 5.3 MILES
- MOSSLEY HILL TRAIN STATION: 2.2 MILES
- ALLERTON GOLF COURSE: 0.5 MILES
- M62 J5 MOTORWAY: 5.2 MILES
- LIVERPOOL JOHN LENNON AIRPORT: 3.5 MILES



THE PROPERTY

Positioned at the top of Heath Road, where the road meets Allerton Road in the heart of Allerton, Liverpool, this luxury family home makes an impressive first impression. Screened by a mature hedge for privacy, the property is approached via a double driveway providing generous off-road parking and leading to the garage. The attractive exterior hints at the approximately 2,379 sq ft of luxury family accommodation within, extended on the ground floor by the current owners in 2024. Presented in immaculate, turn-key condition, this stylish 4 bedroom family home offers the rare opportunity to simply move in and start living, with nothing to do but unpack. Close to Calderstones Park and Allerton Manor Golf Course, it is an ideal choice for buyers seeking a ready-to-move-in luxury home in South Liverpool.









GROUNDFLOOR

The ground floor is designed for both formal entertaining and relaxed family living, with underfloor heating throughout for year-round comfort. Two elegant reception rooms set the tone. The formal lounge features a striking media wall, creating a sophisticated space for relaxing or hosting guests. The formal dining room has French doors opening onto the patio, bringing in natural light and making it ideal for dinner parties and summer entertaining.

At the heart of the home is the stunning open plan kitchen, living and dining room, extended by the current owners in 2024. The modern kitchen features Corian worktops, contrasting cabinetry with feature LED lighting, a Quooker tap and integrated AEG appliances, complemented by a practical utility room. The breakfast area comfortably seats four, making it a natural gathering point for family meals, morning coffee and casual entertaining.

The living area centres on a further media wall with an electric flame fire, creating a warm and inviting atmosphere for winter evenings. Full-width bi-fold doors with click screening span the rear of the property and open onto the garden, blending indoor and outdoor living. The garden is mainly lawned, with a side patio ideal for summer dining and relaxing. The converted garage offers a private cinema room and a useful storage area. Together, these spaces make this luxury family home in Allerton, Liverpool, a turn-key property for buyers seeking modern open plan living.























FIRST FLOOR

The first floor is approached via a striking gallery style landing, which gives the upper level a bright, open and impressive feel. Four generous double bedrooms lead from the landing, offering flexible, well-proportioned accommodation for a growing family, guests or home working. This luxury family home in Allerton, Liverpool, provides comfortable, high-quality sleeping accommodation across the whole floor.

The master bedroom is a luxurious retreat, featuring a walk-in wardrobe and ensuite facilities. The second bedroom also benefits from ensuite facilities and fitted wardrobes, making it ideal for guests, older children or multi-generational living. Two further double bedrooms complete the sleeping accommodation, each offering excellent space and versatility.

Serving the remaining bedrooms is the family bathroom, which features an elegant free standing bath, creating a spa-style space for unwinding at the end of the day. With four double bedrooms, two ensuites and a gallery landing, this turn-key first floor offers the perfect balance of space, privacy and modern luxury.







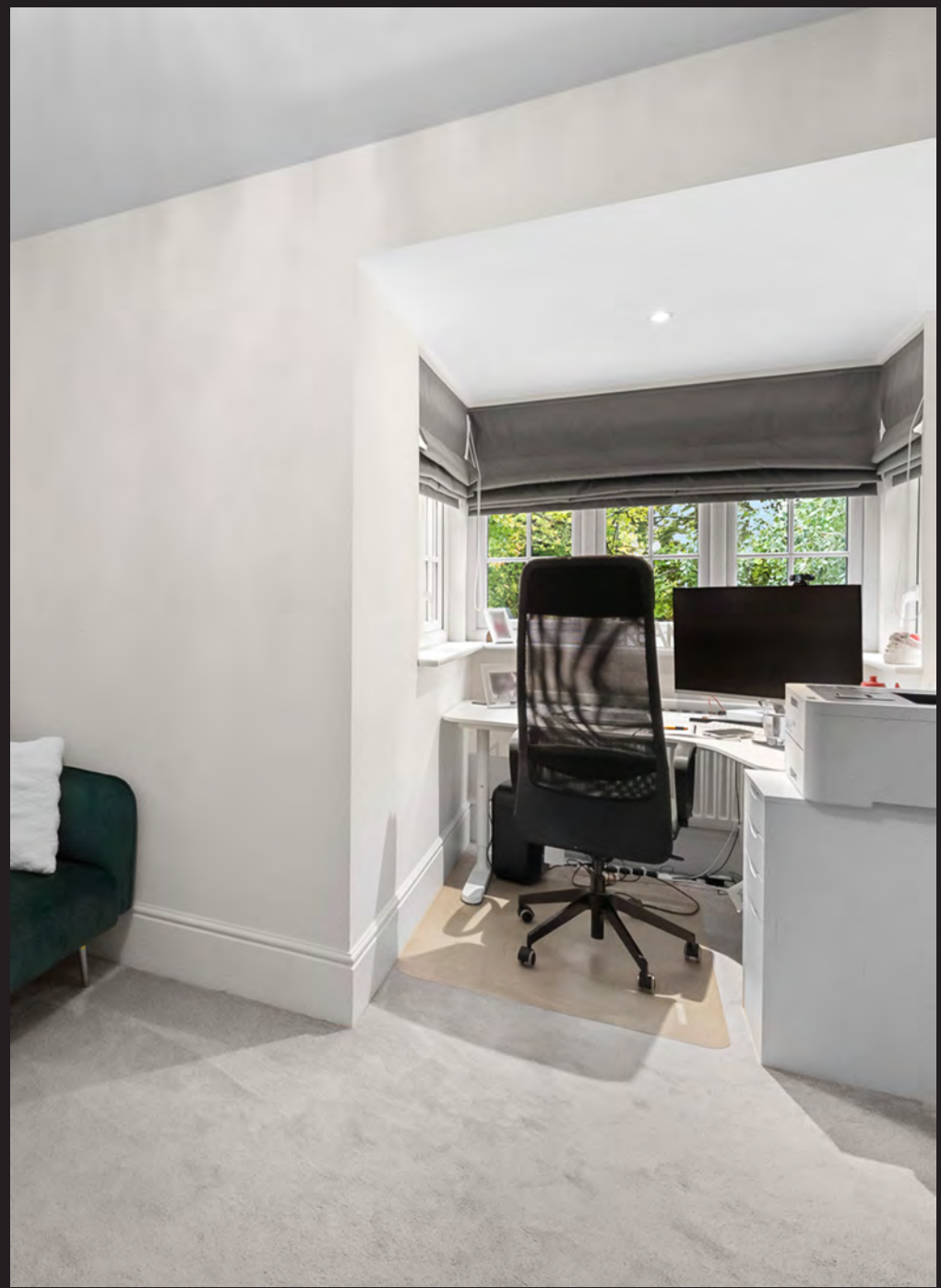














OUTDOOR FRONT

Positioned at the top of Heath Road, where it meets Allerton Road, this luxury family home in Allerton, Liverpool, is screened by a mature hedge for privacy. A double driveway provides generous off-road parking and leads to the garage, now part-converted into a cinema room with storage.

OUTDOOR REAR

The rear garden is designed for relaxed family life and entertaining. Full-width bi-fold doors with click screening open directly from the kitchen, living and dining room, creating a seamless flow between indoor and outdoor living. The garden is mainly lawned, offering plenty of space for children, pets and play, while a side patio provides the perfect spot for summer evenings, barbecues and al fresco dining. The formal dining room also opens onto the patio through French doors, making this luxury family home in Allerton, Liverpool, ideal for hosting guests in warmer months.









ABOUT THE AREA

Allerton is one of South Liverpool's most sought-after suburbs, known for its leafy streets and strong community feel. Allerton Road offers a lively mix of independent cafés, restaurants, bars and boutiques, while Calderstones Park, Allerton Manor Golf Course and Sefton Park provide plenty of green space. With Liverpool South Parkway, Liverpool John Lennon Airport and the motorway network all easily accessible, it balances village-style living with city convenience.

TRANSPORT

Allerton is well placed for commuters, with excellent connections to Liverpool city centre and beyond. Liverpool South Parkway is the area's main transport hub, offering rail, Merseyrail and bus services, with direct links to Liverpool city centre and onward connections across the North West. Mossley Hill and West Allerton stations are also nearby, with regular services into Liverpool Lime Street. Liverpool John Lennon Airport is easily accessible for business and leisure travel, and the motorway network is within easy reach for those driving to Manchester, Cheshire and beyond. Together, these links make this luxury family home in Allerton, Liverpool, ideal for professionals and families seeking a convenient, well-connected base.

SCHOOLS

Allerton is well regarded for families, with a good choice of schools close to Heath Road. Springwood Heath Primary School and Booker Avenue Infant and Junior Schools are among the primary schools nearby, and further options are available across Allerton, Mossley Hill and Woolton. Liverpool College, an independent school, is also within easy reach, and a choice of secondary schools serves the wider South Liverpool area. With so much choice close by, this luxury family home in Allerton, Liverpool, is ideal for buyers with children of all ages.







PROPERTY INFORMATION

Tenure: Freehold

Services: : Mains water, electric and gas. Double glazing UPVC. Cylinder boiler, ground floor underfloor heating. Superfast FTTC broadband (estimated), alarmed.

EPC: C

Council Tax Band: G

Local Authority: Liverpool City Council

Flood Risks: Sea & Rivers: None known

Surface water: Very low

Viewing: Strictly by appointment via Paula Davies.
Tel / WhatsApp 07734366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. AI has been used within these images. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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Total: 2379 sq. ft
Ground floor: 1362 sq. ft, 1st floor : 1017 sq. ft
Excluded areas: walls: 174 sq. ft

Floor Plan



LUXURY HOMES DESERVE EXCEPTIONAL RESULTS.

Contact me to arrange your personal viewing.

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