

40 The Fairway
Knotty Ash
Liverpool
L12 3HS



40 The Fairway

£350,000

Beautifully Extended Family Home in a Prime L12 Location

Situated in the highly sought-after L12 postcode, this beautifully presented family home offers stylish and spacious accommodation throughout, perfectly suited to modern living.

The property has been significantly enhanced by a recent rear extension, creating an impressive open plan kitchen and dining space. At the heart of the home is a high specification fitted kitchen, finished to an exceptional standard with contemporary units, quality integrated appliances and ample workspace, making it ideal for both everyday family life and entertaining guests.

The ground floor also benefits from a welcoming entrance hallway, spacious living room, useful utility area and downstairs WC. The home is beautifully decorated throughout, with a bright and inviting interior ready for immediate occupation. In addition, the property boasts a recently installed contemporary family bathroom, finished to a high standard and offering modern fixtures and fittings.

Located within easy reach of a wide range of well regarded schools, major hospitals including Alder Hey and Broadgreen, and excellent local amenities, this home is perfectly positioned for families and professionals alike. Commuters will appreciate the property's excellent transport links, offering convenient access to Liverpool City Centre, motorway networks and public transport routes.

Key Features:

- Beautifully presented family home
- Desirable L12 location
- Recently extended to create stunning open-plan kitchen/diner
- High-specification contemporary kitchen
- Spacious living accommodation throughout
- Utility room and ground floor WC
- Close to excellent schools and local amenities
- Convenient access to hospitals including Alder Hey and Broadgreen
- Excellent transport links to Liverpool City Centre and motorway networks
- Move in ready

This exceptional home combines modern style with practical family living and early viewing is highly recommended to fully appreciate all that it has to offer.

Local Authority

Council Tax Band C

EPC Rating D



Contact

0161 470 1184

info@eliterealtyinvest.co.uk

