

## Canterbury Park, Allerton, L18



For Sale - £525,000 Offers Over

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- No Onward Chain for a Smooth and Hassle-Free Purchase
- Stunning Extended Open-Plan Kitchen/Diner Featuring Integrated Appliances, a Striking Roof Lantern and French Doors Opening Onto the Garden
- Additional Spacious Reception Room with an Integrated Fireplace
- Four Well-Proportioned Bedrooms, Including a Principal Bedroom with En-Suite
- Contemporary Family Bathroom Complete with Bath and Overhead Shower. Convenient Downstairs Wc.
- Generous South-Facing Garden, Beautifully Maintained and Featuring Decking, Artificial Lawn and a Charming Outdoor Bar Area
- Large Driveway Providing Off-Road Parking for Up to Three Vehicles
- Beautifully Presented Family Home Situated in the Highly Sought-After L18 Location
- Boarded Loft Space with Pull-Down Ladder
- Detached Garage with Electricity Supply

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 131 square metres / 1,413 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 3
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented detached home is set within the highly sought-after Canterbury Park area of Allerton, L18, with no onward chain for a smooth purchase.

Arranged thoughtfully over two floors, the property offers generous and flexible accommodation perfectly suited to modern family life. The ground floor is centred around a stunning extended open-plan kitchen and dining space, complete with integrated appliances, a striking roof lantern, and elegant French doors opening directly onto the garden—creating a bright and sociable heart of the home. A separate, spacious reception room provides a more formal retreat, enhanced by an integrated fireplace, while a convenient downstairs WC adds everyday practicality. Also on the ground floor is a well-proportioned reception room (currently used as a bedroom), ideal for guests, multigenerational living, or use as a home office.

To the first floor, there are four well-sized bedrooms, offering ample space for family members or flexible working arrangements. The principal bedroom enjoys the benefit of a stylish en-suite, while a contemporary family bathroom serves the remaining rooms, featuring a bath with overhead shower.

Externally, the home continues to impress. A beautifully maintained south-facing garden provides a private outdoor haven, complete with decking, artificial lawn, and a charming outdoor bar area—perfect for entertaining throughout the warmer months. To the front, a large driveway offers off-road parking for up to three vehicles, alongside a detached garage with electricity supply.

Further benefits include a boarded loft space with pull-down ladder, excellent storage options, and proximity to highly regarded local schools and amenities. This is a superb opportunity to acquire a substantial family home in one of South Liverpool's most desirable residential locations.

## Additional Images



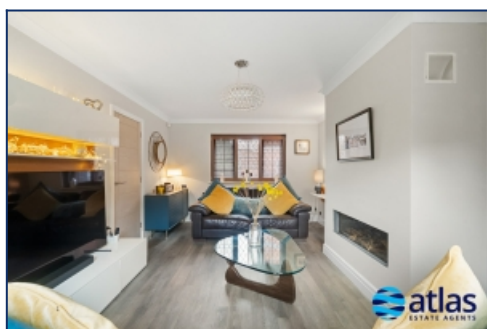
Reception Room



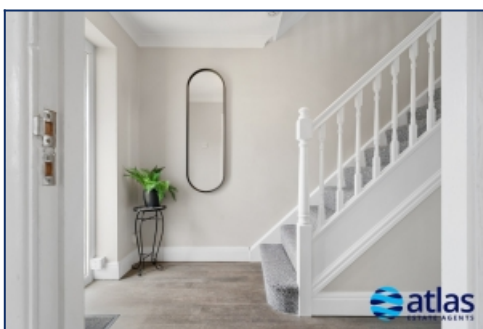
Kitchen/Diner



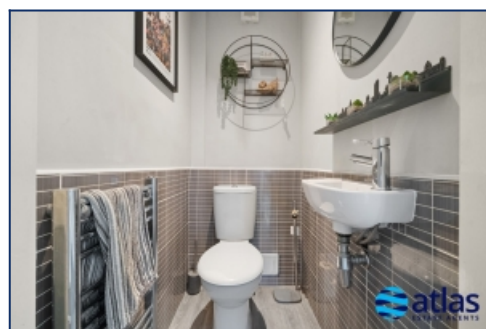
Kitchen/Diner



Reception Room



Hallway



Downstairs Wc



Kitchen/Diner



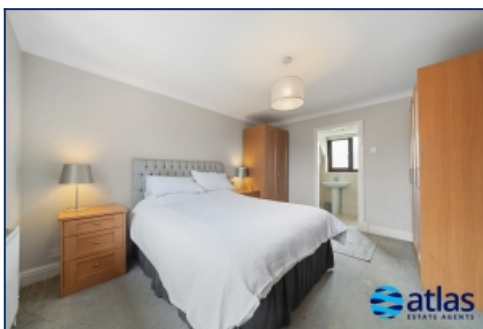
Kitchen/Diner



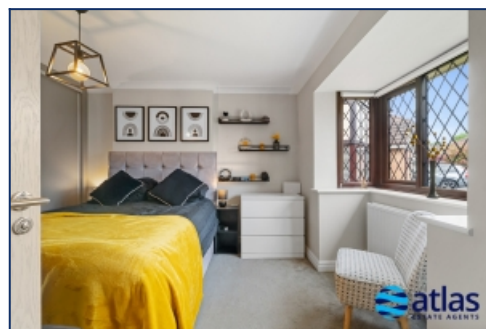
Kitchen/Diner



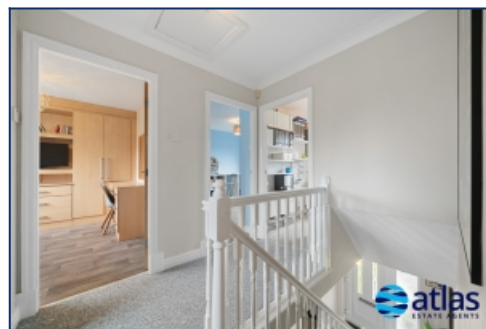
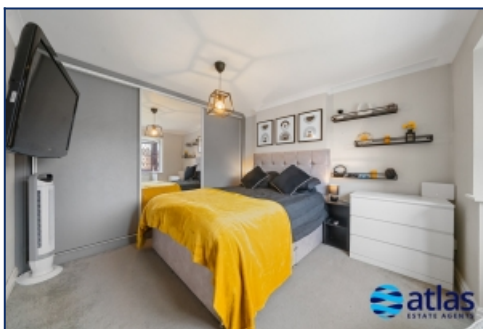
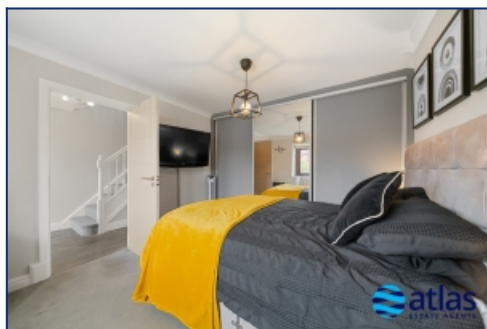
Downstairs Wc



Bedroom Five



Downstairs Versatile Room/Bedroom



Downstairs Versatile Room/Bedroom



Landing

Downstairs Versatile Room/Bedroom



Bedroom Tow/Office

Landing



Bedroom Four



Bathroom



Bedroom Two/Office



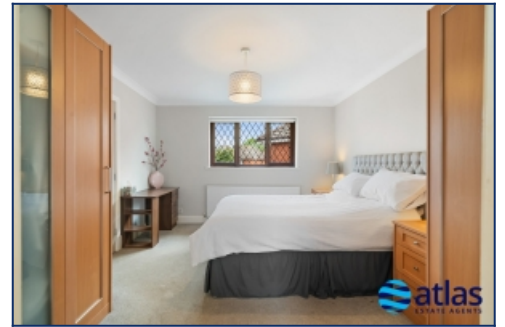
Bedroom Three



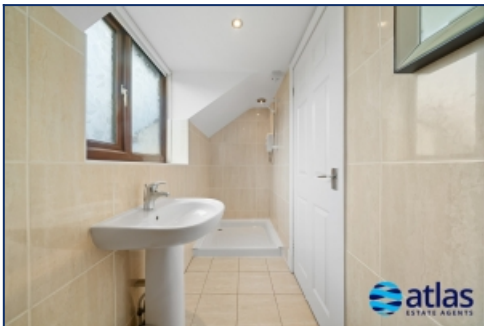
Bedroom Three



Bedroom Four



Bedroom Five



En-suite



Garden



Garden

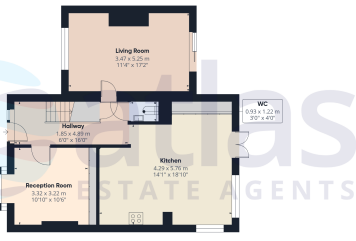


Aerial View



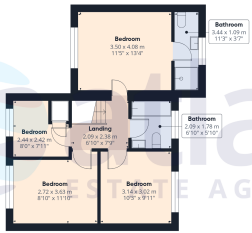
Aerial View

## Floor Plans



Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
136.9 m<sup>2</sup>  
1256 sq ft

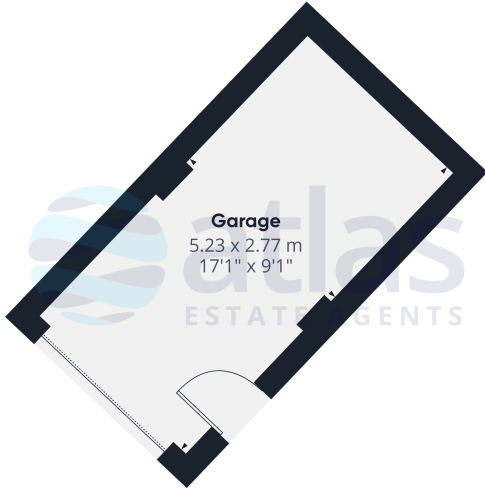


First Floor Building 1

(1) Excluding balconies and terraces

Calculations reference the BSCE PAS 98 standard measurements and appropriate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
14.4 m<sup>2</sup>  
155 sq ft

(1) Excluding balconies and terraces

Calculations reference the BSCE PAS 98 standard measurements and appropriate and not to scale. This floor plan is intended for illustration only.

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Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
Website: www.atlasestateagents.co.uk

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