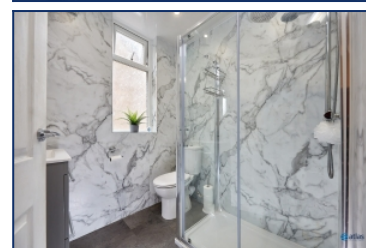


## Harthill Avenue, Allerton, L18



**For Sale - £385,000 Offers Over**

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Situated in a Highly Desirable Part of Allerton, L18
- Spacious Open-Plan Kitchen and Dining Area
- Stylish Modern Fitted Kitchen
- Additional Kitchen/Utility Space
- Convenient Downstairs W.C.
- Four Well-Proportioned Bedrooms
- Contemporary Shower Room
- Fully Re-Wired Within the Last Two Years
- Recently Installed Radiators and Boiler
- Scope to Personalise and Add Value

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,130 square feet / 105 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Double Glazing
- Appliances/White Goods: Gas Cooker, Electric Oven

### Description

Tucked away on the ever-popular Harthill Avenue, in the heart of Allerton, this impressive four-bedroom semi-detached home is proudly brought to the market by Atlas Estate Agents. Offering a wonderful balance of character, space and modern convenience, it presents a rare opportunity to purchase in one of L18's most desirable locations.

The accommodation is thoughtfully arranged over two floors, designed to suit the needs of a growing family or those seeking a versatile home. The ground floor boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. To the rear lies a spacious open-plan kitchen and dining area, where a stylish modern fitted kitchen is complemented by an additional kitchen/utility space – perfect for everyday living. A convenient downstairs W.C. completes the ground floor.

Upstairs, four well-proportioned bedrooms await, each offering scope for personalisation. The contemporary shower room adds a sleek, modern touch, ensuring both comfort and practicality.

Externally, the property benefits from a spacious yard, ideal for outdoor dining, children's play, or simply enjoying a private retreat in the warmer months. A few years ago, the front of the house was re-rendered and pebble-dashed, giving it a fresh and low-maintenance façade.

The home has benefitted from significant improvements in recent years, including a full re-wire, recently installed radiators and a new boiler, creating a strong foundation for any future enhancements. With ample potential to add value and tailor the interiors to personal taste, this home is as exciting an investment as it is a place to live.

Situated in a highly sought-after corner of Allerton, with excellent amenities, schools and transport links nearby, this is a home that combines location, lifestyle and opportunity in equal measure.

Additional Images



Bedroom



Lounge



Kitchen/Dining Area



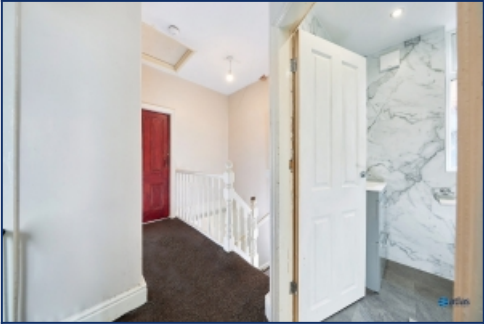
Kitchen/Dining Area



Kitchen/Dining Area



W.c



Landing



Bedroom



Yard

Floor Plans



as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.