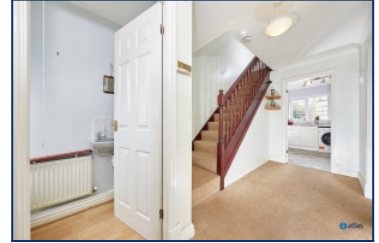


## Canterbury Park, Allerton, L18



**For Sale - £300,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Offered with No Onward Chain
- Excellent Potential for Modernisation and Personalisation
- Spacious Open Plan Living and Dining Area
- Generously Sized Kitchen with Scope to Update
- Convenient Ground Floor W.c.
- Two Well-Proportioned Double Bedrooms, One with En-Suite
- Private Driveway and Integral Garage
- Attractive and Well-Maintained Front and Rear Gardens
- Prime Residential Location in the Heart of Allerton, L18
- Within Walking Distance of West Allerton Station for Convenient Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 882 square feet / 82 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this spacious detached home is nestled within the ever-popular Canterbury Park development in Allerton, L18—a prime residential location celebrated for its leafy surroundings and excellent transport links.

Set behind an attractive, well-maintained front garden and benefiting from a private driveway and integral garage, this substantial property presents a rare opportunity for those seeking a home with exciting potential for modernisation and personalisation.

Arranged over two floors, the accommodation is thoughtfully designed to suit family living. The ground floor boasts a bright and airy open plan living and dining area, ideal for both relaxing and entertaining, while the generously sized kitchen offers ample scope to update and create a contemporary culinary space tailored to your taste. A convenient ground floor W.C. completes the downstairs layout.

Upstairs, you'll find two well-proportioned double bedrooms, including a principal bedroom with its own en-suite bathroom, along with a versatile third bedroom—ideal as a nursery, home office, or guest room—plus a second family bathroom to serve the remaining bedrooms.

To the rear, the well-tended garden offers a peaceful outdoor retreat—perfect for summer evenings or weekend play—while the quiet cul-de-sac setting



ensures a sense of calm and community.

With no onward chain, this property is ready for a new chapter and is perfectly placed within walking distance of West Allerton Station, providing direct links into the city and beyond.

A fantastic opportunity to transform a well-loved home in a sought-after location—early viewing is highly recommended.

## Additional Images



Dining Area



Kitchen



Kitchen



W.c



Landing



Bedroom



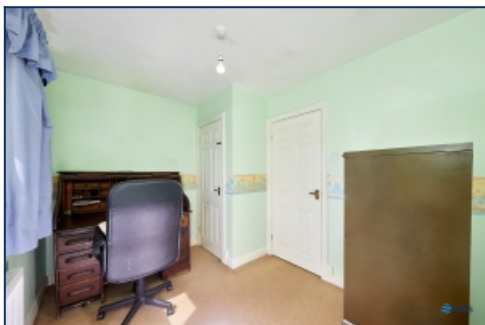
Bedroom



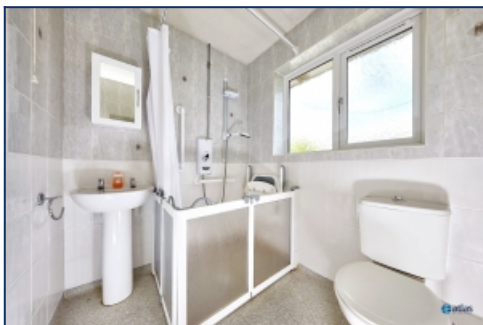
En-suite



Bedroom



Bedroom



Bathroom



Garden



Garden



External

## Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.