

# Berrydale Road, Broadgreen, L14









# For Sale - £235,000 Offers in the Region of

### **Key Features**

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: B
- Sought-After Location in L14
- Stylish Modern Fitted Kitchen
- Spacious Lounge with Patio Doors Leading to the Garden
- Convenient Downstairs W.c.
- Two Generous Double Bedrooms, Including a Master with En-Suite
- Flexible Third Bedroom Ideal as an Office or Nursery
- Contemporary Family Bathroom
- Allocated Off-Street Parking
- Low-Maintenance Garden
- Within Easy Walking Distance of Broad Green Station

#### **Further Details**

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 713 square feet / 66 square metres
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Back Garden
- Appliances/White Goods: Electric Oven (Double)

## **Description**

**Property Description** 

Brought to the market by Atlas Estate Agents, this well-presented terraced home is nestled on the desirable Berrydale Road in Broadgreen, L14 – a sought-after location that offers excellent transport links and a welcoming community feel.

Set across two floors, the property has been thoughtfully arranged to maximise space and comfort. At the heart of the home lies a stylish, modern fitted kitchen – perfect for both everyday meals and weekend cooking sessions. Just beyond, the reception room provides a relaxed and functional living area, with patio doors leading out to a neat, low-maintenance garden – ideal for those who enjoy outdoor space without the upkeep.

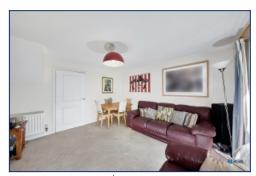
The ground floor also benefits from a convenient downstairs W.C., adding a touch of practicality to the layout. Upstairs, you'll find two generous double bedrooms, including a master with its own contemporary en-suite shower room. A third bedroom provides a flexible space – well-suited as a nursery, home office, or guest room – alongside a sleek and modern family bathroom.

Further highlights include allocated off-street parking and a location that's just a short stroll from Broad Green Station, making it an excellent choice for commuters. With its smart layout and modern finish, this is a home that ticks all the right boxes for modern living.

## **Additional Images**









Kitchen

Lounge







Lounge

Bedroom







Landing

Bedroom

Bedroom







Bedroom

Bathroom

Garden

## **Floor Plans**



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

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.