

## Leyfield Way, Broadgreen, L14









# For Sale - £425,000 Offers in the Region of

#### **Key Features**

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Highly Sought-After L14 Location
- Stylish Open-Plan Kitchen and Dining Area
- Contemporary Fitted Kitchen with Integrated Appliances
- Quality Karndean Lvt Flooring and Shutters Throughout
- Convenient Downstairs W.C.
- Four Generously Sized Double Bedrooms, Including One with En-Suite
- Stunning Modern Family Bathroom with Underfloor Heating
- Attractive Rear Garden with Decked Seating Area
- Driveway Parking and Integral Garage
- Excellent Location Within Walking Distance of Broad Green Station

#### **Further Details**

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,041 square feet / 97 square metres
- Council Tax Band: D
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Dishwasher

## **Description**

Brought to the market by Atlas Estate Agents, this beautifully presented detached home on Leyfield Way, Broadgreen, L14, offers an impressive blend of modern style, space, and comfort — ideal for contemporary family living.

Arranged over two well-planned floors, the property welcomes you with a bright and inviting reception room, thoughtfully designed for both relaxation and entertaining. To the rear lies the heart of the home — a stylish open-plan kitchen and dining area, complete with a contemporary fitted kitchen boasting integrated appliances and ample storage. The sleek design is complemented by quality Karndean LVT flooring and plantation shutters that run throughout the house, adding a touch of sophistication to every room. The kitchen floor is finished with elegant porcelain tiles, perfectly balancing style and practicality.

A convenient downstairs W.C. adds practicality to the ground floor, while upstairs reveals four generously sized double bedrooms, including a luxurious ensuite to the principal bedroom. The stunning family bathroom is finished to a high standard, featuring elegant modern fittings and underfloor heating to the ensuite, providing a true retreat at the end of the day.

Outside, the property continues to impress with an attractive rear garden, complete with a decked seating area — perfect for summer evenings or weekend

gatherings. To the front, driveway parking and an integral garage provide excellent convenience.

Located in a highly sought-after area, residents will enjoy close proximity to local amenities, popular schools, and Broad Green Station, which is just a short walk away — offering easy access to Liverpool city centre and beyond.

This is a rare opportunity to acquire a modern family home that combines quality, style, and location in equal measure.

## **Additional Images**





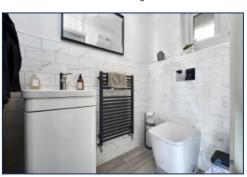












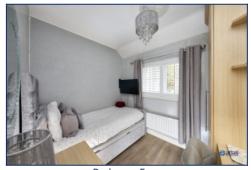














Bedroom Three Bedroom Four Bathroom





External Garden

### **Floor Plans**



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