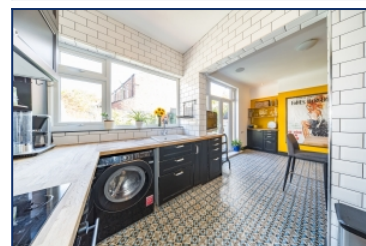
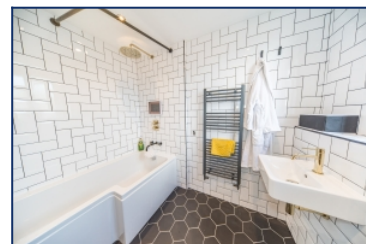


Elm Hall Drive, Allerton, L18



For Sale - £350,000 Offers Over

Key Features

- 4 Bedroom 2 Bathroom Terraced House
- EPC Rating: D
- Four Bedroom Three Storey Mid Terrace Property
- Located In The Sought After Area Of Allerton, L18
- Loft Conversion With En-suite Completed 2021
- Modern Kitchen/Diner
- Walking Distance To Allerton Rd And Rose Lane
- Popular Local Schools / Excellent Local Amenities
- Excellent Public Transport Links
- New Roof Fitted 2021
- Three Double Bedrooms & Well Apportioned Single
- Spacious Bay Fronted Formal Lounge With Feature Fireplace

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 106 square metres / 1,145 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

Description

A fantastic four bedroom mid terrace property located in the sought after area of Allerton, L18.

Ideally located on Elm Hall Drive in the popular suburb of Allerton, L18, is this impressive four bedroom mid terrace property, welcomed to the sales market by Atlas Estate Agents. Well presented throughout, this fantastic property briefly comprises; a welcoming entrance hallway, a bright and spacious bay fronted family lounge, a secondary reception room ideal for formal dining and open access to a modern fitted kitchen complete with a range of wall and base units. The home continues to impress as you ascend to the first floor, where you will find three generously sized and well-proportioned bedrooms and a contemporary style bathroom. At the top of the property, to the second floor, you will find a fourth bedroom (converted Spring 2021) being double in size and which benefits from access to a private en suite bathroom, bespoke fitted wardrobes complete with ample loft storage space with easy access. Externally, to the rear elevation, there is a good-sized rear garden with new Grono Lawn fitted 2022, and outdoor music speakers.

Further benefits to the property include double glazing to rear and original lovingly maintained stained glass windows to front - all complete with Hilarys plantation shutters fitted. Additionally there is a wireless Hive heating system, outdoor all-weather music system, internal music system throughout ground/first floor including ceiling speakers, a porch door fitted 2019 and new roof fitted in 2021.

Allerton is a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!),

Allerton Road, Calderstones Park and Allerton Manor Golf Course. Calderstones Park covers a remarkable 126 acres and offers a variety of different attractions including a playground, a botanical garden and places of historical interest. There is also a beautiful lake and the Calderstones Mansion House, which features a cafe and a children's play area. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Allerton is also home to outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

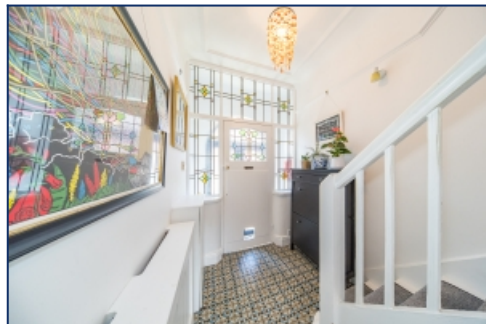
Additional Images



Kitchen/Diner



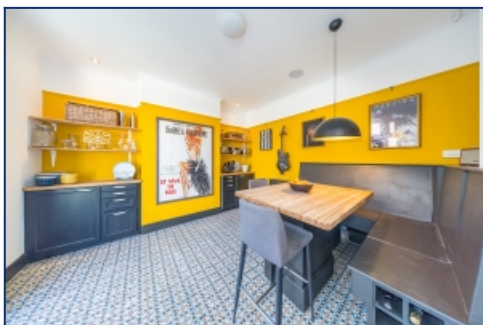
Lounge



Hallway



Lounge



Kitchen/Diner



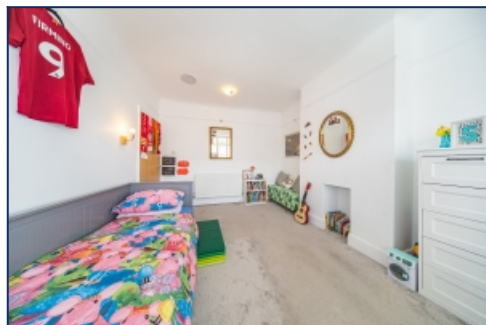
Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



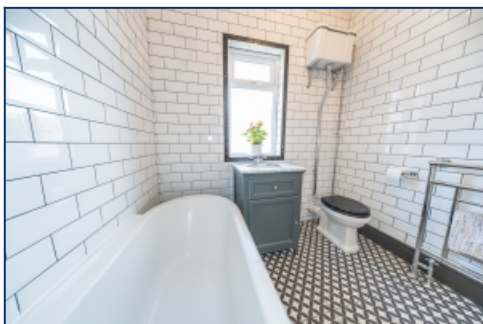
Bedroom Two



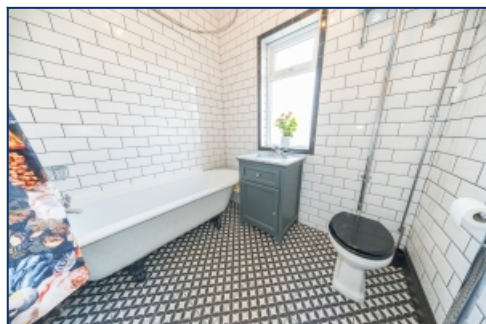
Bedroom Three



Bedroom Three



Bathroom



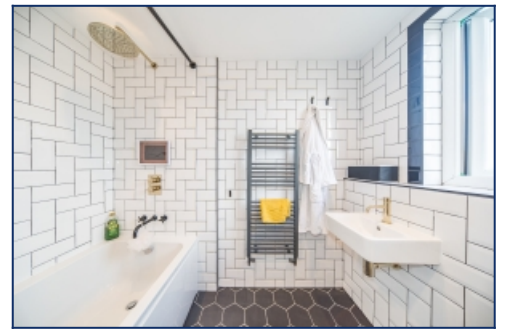
Bathroom



Principal Bedroom / Four



Principal Bedroom / Four



Principal Bedroom / Four



Rear Garden



Rear Garden



Rear Garden



Landing



Landing

Floor Plans



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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.