

## Archerfield Road, Allerton, L18



For Sale - £560,000 Offers in Excess of

### Key Features

- 5 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Stunning Extended Family Home in L18
- Bright and Airy Open-Plan Kitchen, Dining and Living Space with Log Burner
- Bi-Fold Doors Opening Onto the Garden
- Contemporary Fitted Kitchen
- Convenient Downstairs W.C.
- Five Double Bedrooms, Including One with En-Suite
- Stylish Modern Family Bathroom
- Large Rear Garden with Patio Area and Outbuilding Fitted with Electrics
- Spacious Driveway with Electric Vehicle Charging Point
- Excellent Location Within Walking Distance of West Allerton Station

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Washing Machine, Dishwasher

### Description

Tucked away in the heart of Allerton, this stunning semi-detached home on Archerfield Road, L18, is proudly presented for sale by Atlas Estate Agents. Beautifully extended and thoughtfully designed, it offers the perfect balance of modern living and timeless charm, making it an exceptional family home.

Arranged over three well-planned floors, the property boasts an abundance of space, light and versatility. A welcoming porch leads into the ground floor, where you'll find three elegant reception rooms and a bright, open-plan kitchen, dining and living area. The contemporary fitted kitchen, complete with sleek finishes, flows seamlessly into a spacious dining and lounge area, enhanced by a cosy log burner. Bi-fold doors open directly onto the large rear garden, creating a wonderful connection between indoor and outdoor living. The garden itself is perfect for family life, with a generous patio for entertaining and a versatile outbuilding fitted with electrics.

Upstairs, the home offers five generously proportioned double bedrooms, including a loft conversion with Velux windows and full building regulations, making it a comfortable and stylish retreat. The principal bedroom benefits from its own en-suite, while the remaining rooms are served by a modern and well-appointed family bathroom. A convenient downstairs W.C. further complements the accommodation.

Practicality is matched with kerb appeal - the property features a new set of windows, attractive bay fronts, and a spacious driveway complete with an electric vehicle charging point.

The location is second to none. Families will appreciate the proximity to highly regarded schools, while nearby green spaces such as Calderstones Park and Sefton Park provide endless opportunities for outdoor recreation. West Allerton Station is within easy walking distance, offering excellent rail connections into Liverpool city centre and beyond, with frequent bus routes also on hand.

A rare opportunity to acquire a truly exceptional five-bedroom home in one of South Liverpool's most desirable postcodes, this Archerfield Road residence is not just a house, but a lifestyle.

## Additional Images



Kitchen / Dining / Living Area



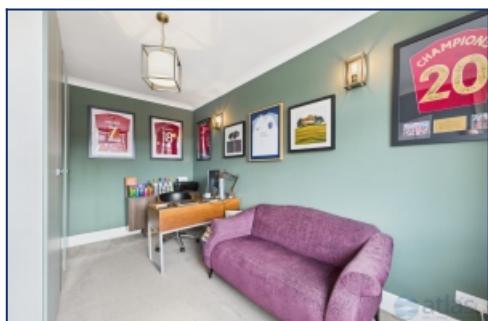
Hallway



Lounge



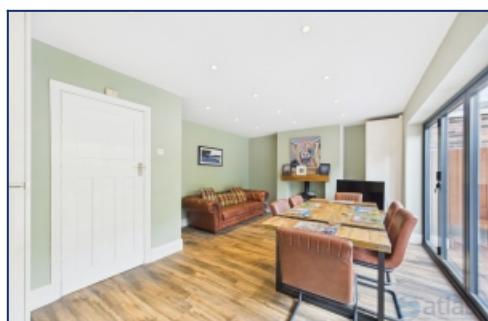
Lounge



Versatile Room/Home Office



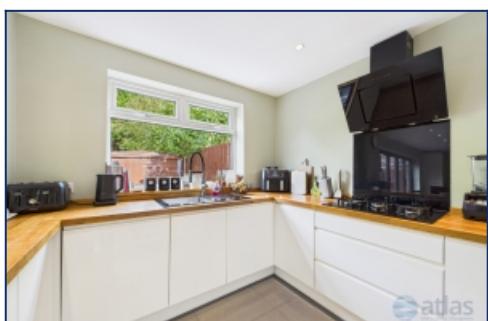
Kitchen / Dining / Living Area



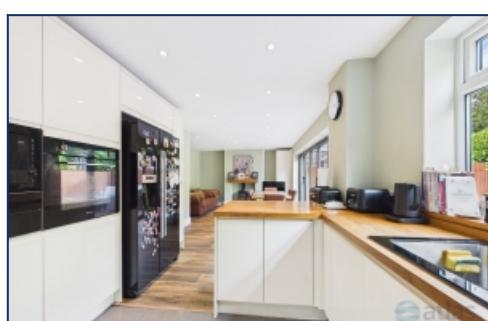
Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



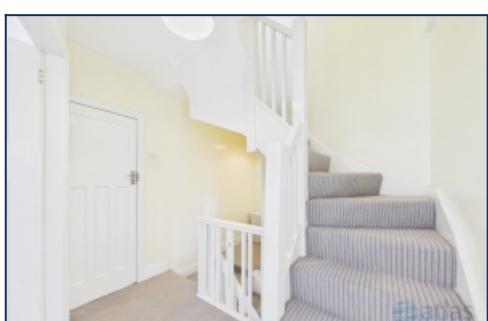
Kitchen / Dining / Living Area



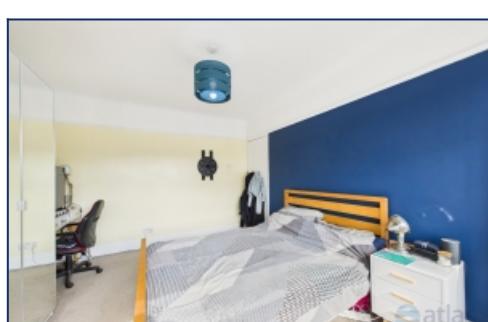
Kitchen / Dining / Living Area



Downstairs W.C.



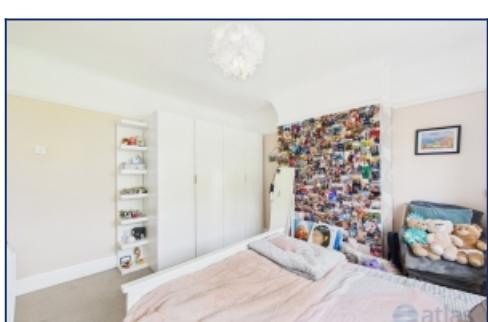
Landing



Bedroom



Bedroom



Bedroom

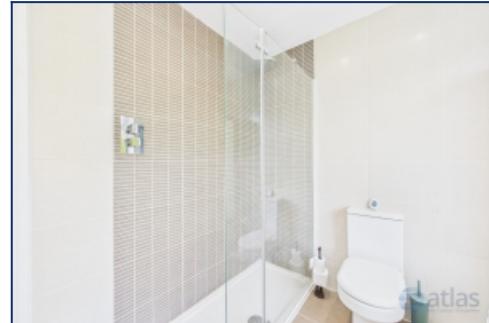
Bedroom One



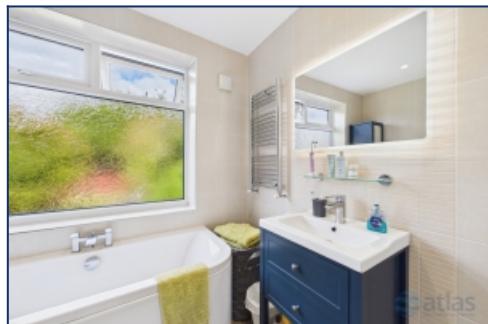
Bedroom Two



Bedroom Two



Bedroom Three

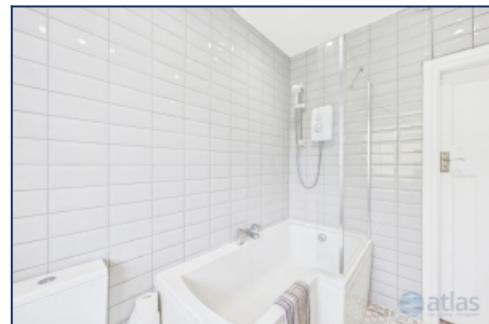


Bedroom Three

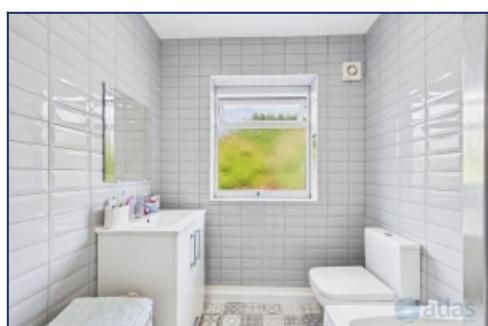
En-suite To Bedroom Three



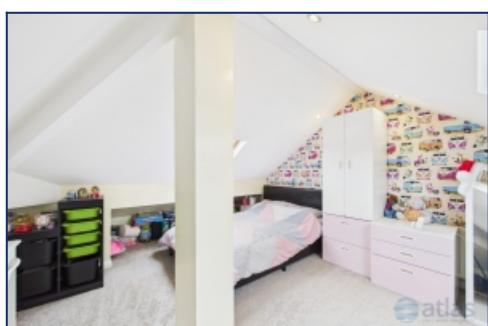
Bedroom Four



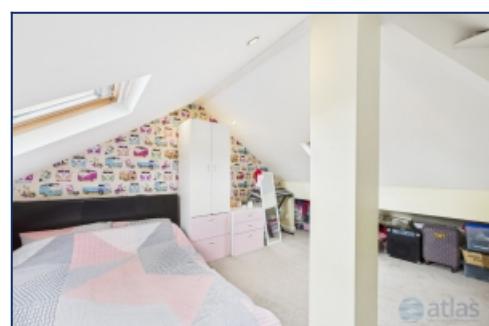
Bathroom



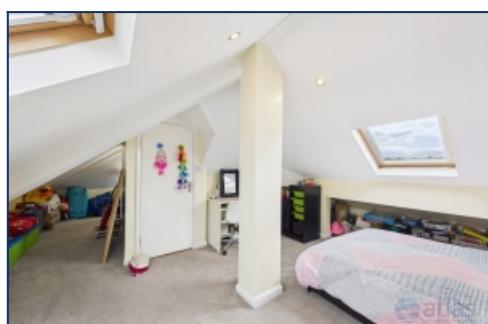
Bathroom



Bedroom Five



Bedroom Five



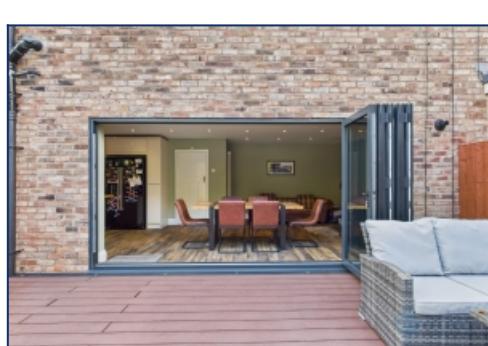
Bedroom Five



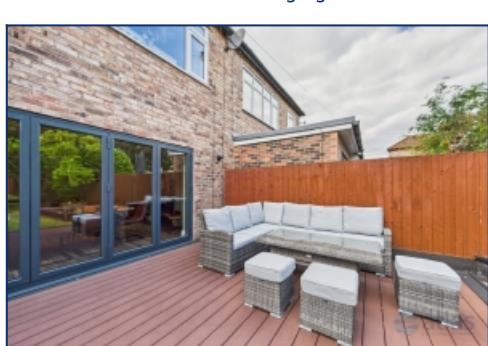
Electric Car Charging Port



Garden



Garden



Garden



Garden



Garden



Garden



Garden

## Floor Plans



Approximate land area<sup>(1)</sup>

160.5 m<sup>2</sup>

1728 ft<sup>2</sup>

Balconies and terraces

0.2 m<sup>2</sup>

405 ft<sup>2</sup>

Reduced headroom

16.5 m<sup>2</sup>

177 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS PMS

(2) Land and Measurements are

approximate and for guidance only. This

floor plan is intended for illustration

only.

GRAPHITE360

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