

## Broadmead, West Allerton, L19



**For Sale - £300,000**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: D87
- Well Presented Throughout
- Modern Fitted Kitchen and Bathrooms
- Large Rear Garden with Patio Area
- Sought After South Liverpool Location
- Block Paved Driveway Providing Off Road Parking
- Served by Excellent Transport Links
- Downstairs Shower Room
- Sauna
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A WELL PRESENTED 4 BEDROOM DETACHED HOUSE SITUATED IN A SOUGHT AFTER SOUTH LIVERPOOL LOCATION.

Situated in Allerton, 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 Golf Course. Neighbouring suburbs, Aigburth and Mossley Hill, encompass Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. 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 served by many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, two separate reception rooms to the front and rear, kitchen, shower room and integrated single garage. To the first floor are three double bedrooms, a single bedroom, a sauna and a family bathroom. Externally to the front of the property there is a paved driveway offering off road parking and to the rear there is large garden with decked patio area.

The property also benefits from double glazing and gas central heating.

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

## Room Details

### Front Reception Room

3.91 x 3.60 metres (12' 10" x 11' 10")

Bay window to the front aspect, laminate flooring and radiator.

### Rear Reception Room

6.00 x 3.60 metres (19' 9" x 11' 10")

Feature fire place, laminate flooring, UPVC French doors to the rear and radiator.

### Kitchen

6.93 x 4.62 metres (22' 9" x 15' 2")

Range of wall and base units, tiled floor and splash back, housing for appliances, extractor hood, stainless steel sink with mixer and window and door providing access to the rear.

### Shower Room

2.35 x 2.22 metres (7' 9" x 7' 4")

Tiled floor and part tiled walls, shower cubicle, hand wash basin, W.C and radiator.

### Bedroom One

4.30 x 3.65 metres (14' 2" x 12' 0")

Bay window to the rear, carpet flooring and radiator.

### Bedroom Two

4.01 x 3.65 metres (13' 2" x 12' 0")

Carpet flooring, fitted wardrobes, bay window to the front aspect and radiator.

### Bedroom Three

3.55 x 2.16 metres (11' 8" x 7' 2")

Window to the front aspect, carpet flooring and radiator.

### Bedroom Four

2.40 x 2.10 metres (7' 11" x 6' 11")

Window to the front aspect, carpet flooring and radiator.

### Sauna

2.30 x 2.39 metres (7' 7" x 7' 11")

Fully functioning sauna.

### Bathroom

2.00 x 2.10 metres (6' 7" x 6' 11")

Frosted window to the rear, shower over bath, hand wash basin, W.C, tiled walls and radiator.

## Additional Images



Family Bathroom



Rear Elevation



Entrance Hallway



Front Reception Room



Front Reception Room



Front Reception Room





Rear Reception Room



Rear Reception Room



Kitchen



Kitchen



Kitchen



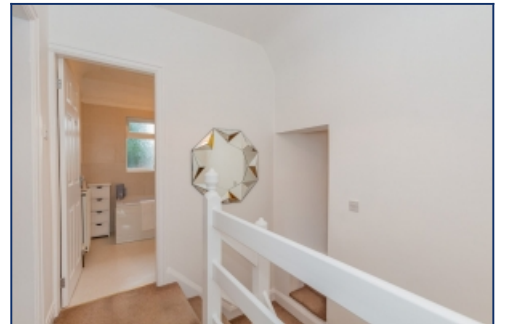
Kitchen



Shower Room



Shower Room



Landing



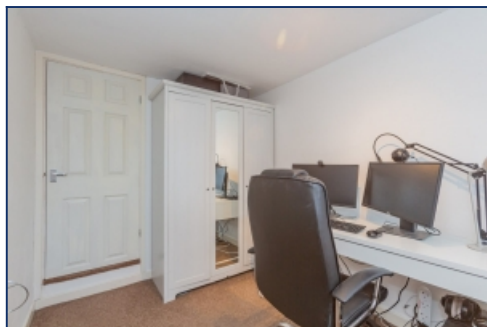
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



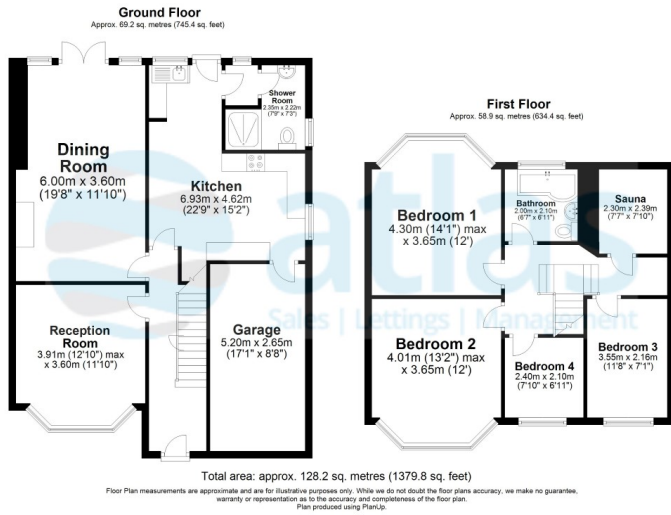
Bedroom Three



Bedroom Four



## 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.