

## Booker Avenue, Allerton, L18



**For Sale - £325,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D61
- No Chain - Ready to Buy!
- Fantastic Opportunity to Refurbish & Extend
- Two Separate Reception Rooms
- Double Glazing & Gas Central Heating
- Front & Back Gardens
- Driveway Parking
- Sought After South Liverpool Location
- Quality Local Schools
- Served by Excellent Transport Links
- Ideal Family Home

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: On Street, Gated, Garage, Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A spacious three bedroom semi detached property offering a rare opportunity to refurbish and extend to your taste

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 and Greenbank Park. Neighbouring suburbs encompass Calderstones Park and Sefton Park, the latter of 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. Mossley Hill is also home to 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 property briefly comprises of; entrance porch, hallway, two separate reception rooms to the front and rear of the property and a kitchen. To the first floor there are three double bedrooms and a family bathroom. Externally, to the front there is a driveway providing off road parking and access to a garage. To the rear there is a garden with a lawn and patio area.

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

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

## Additional Images



Bathroom



Rear Garden



Bedroom



Rear Elevation



Rear Reception Room

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