

## Allerton Road, Allerton, L18



**For Sale - £450,000 Offers Over**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Extremely Well Presented Featuring Stunning Plantation Shutters
- Large Reception Room Featuring a Log Fire with Patio Doors to Rear
- Contemporary Open Plan Kitchen/Dining Room with Sliding Doors to Garden
- Convenient Downstairs W.C
- Four Bright and Airy Bedrooms
- Attractive Modern Family Bathroom with Bath and Shower
- Loft Conversion Containing Office
- Large Garage for Storage - Opportunity to Add Value Through Conversion
- Large South Facing Garden with Patio Area
- Sought After L18 Location - Close to a Wealth of Amenities, Great Transport Links and Excellent Schools

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 165 square metres / 1,771 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Gas Cooker, Microwave, Fridge/Freezer, Dishwasher

### Description

Welcome to Allerton Road, L18, where elegance meets practicality in this stunning semi-detached property, brought to you by Atlas Estate Agents. Nestled in a sought-after location, this meticulously maintained home is a testament to refined living.

Step inside to discover a harmonious blend of traditional charm and contemporary design. The front of the property is adorned with stunning plantation shutters.

The ground floor boasts two reception rooms offering versatility for relaxation or entertainment. Picture evenings spent gathered around the crackling log fire in the spacious main reception room, with patio doors seamlessly connecting indoor and outdoor living.

The heart of the home lies within the sleek open-plan kitchen and dining area, complete with sliding doors inviting natural light to dance through. Prepare culinary delights in style, while enjoying garden views and easy access to the expansive south-facing outdoor space—a haven for al fresco dining and leisurely weekends.

Ascending to the upper floors, find four bright and airy bedrooms, offering peaceful retreats for the whole family. The modern family bathroom awaits, featuring both a bath and shower for ultimate convenience.

But the allure doesn't end there. Ascend to the loft conversion, transformed into a functional office space—a sanctuary for productivity or creativity.

Outside, a large garage presents an opportunity for storage or potential conversion, adding further value to this already exceptional property. Embrace the outdoors in the generous south-facing garden, where a patio area beckons for sun-soaked relaxation or vibrant gatherings.

Conveniently located near a wealth of amenities, excellent schools, and superb transport links, this residence promises a lifestyle of ease and accessibility.

Don't miss the chance to make this your new home—a sanctuary where every detail exudes sophistication and comfort. Contact Atlas Estate Agents today to arrange your exclusive viewing of this Allerton gem.

## Additional Images



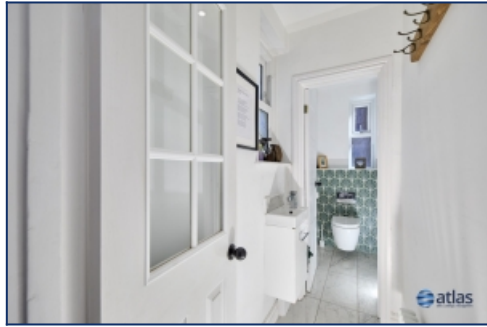
Family Bathroom



Patio Area



Hallway



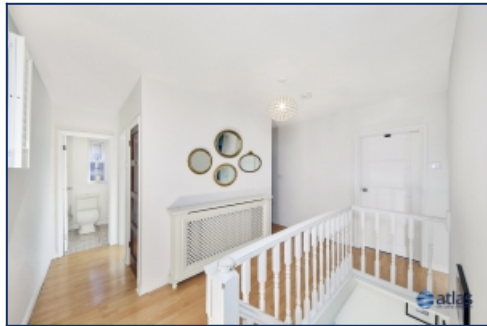
Downstairs W.c



Front Reception Room



Front Reception Room



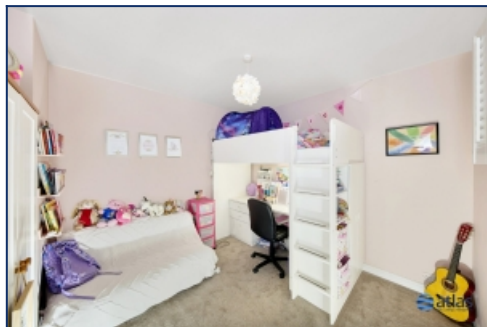
Landing



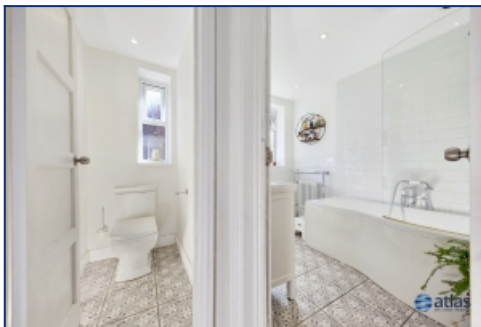
Bedroom 1



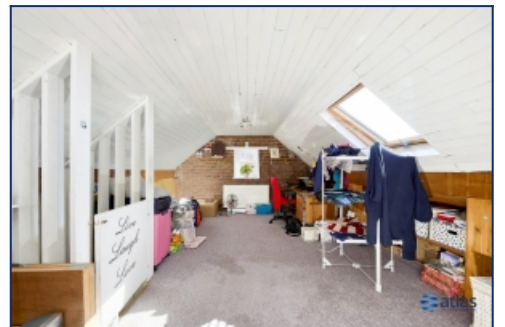
Bedroom 2



Bedroom 3



Family Bathroom And W.c



Loft





Back



Garden

## Floor Plans



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