

Brodie Avenue, Allerton, L19



For Sale - £299,950 Offers in the Region of

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: G17
- No Onward Chain
- Large Rear Garden
- Garage & Driveway Parking
- Served by Excellent Transport Links
- Upstairs & Downstairs Bathroom
- Local Shops and Amenities
- Modern Fitted Kitchen & Separate Utility Room
- Sought After South Liverpool Location
- Large Room Sizes
- 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: Front Garden, Back Garden

Description

A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY BENEFITING FROM NO ONWARD CHAIN.

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; spacious entrance hallway, living room, dining room, morning room, kitchen, utility room and downstairs shower room. To the first floor are two double bedrooms, a single bedroom, a family bathroom and separate W/C. Externally there are gardens to the front and rear of the property and a driveway offering off road parking.

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

Room Details

Living Room

4.47 x 3.60 metres (14' 8" x 11' 10")

Bay window to the rear and fireplace.

Dining Room

4.55 x 3.60 metres (15' 0" x 11' 10")

Window to the rear and fireplace.

Morning Room

2.74 x 2.58 metres (9' 0" x 8' 6")

Laminate flooring, window to the rear, fireplace and fitted wall and base unit.

Kitchen

3.20 x 2.58 metres (10' 6" x 8' 6")

Range of wall and base units, window to the rear, gas cooker, stainless steel sink with mixer tap, tiled splash back and window to the rear.

Utility Room

1.45 x 2.18 metres (4' 10" x 7' 2")

UPVC door to the rear and housing for appliances.

Shower Room

1.60 x 2.18 metres (5' 3" x 7' 2")

Shower cubicle, W.C, hand wash basin, tiled floor and part tiled walls and frosted window to the rear.

Bedroom One

3.90 x 3.50 metres (12' 10" x 11' 6")

Bay window to the front and fireplace.

Bedroom Two

3.79 x 3.60 metres (12' 6" x 11' 10")

Window to the rear and fireplace.

Bedroom Three

2.40 x 2.27 metres (7' 11" x 7' 6")

Bay window to the front aspect.

Bathroom

2.00 x 2.27 metres (6' 7" x 7' 6")

Frosted window to the rear, part tiled walls, storage cupboard, hand wash basin, bath and separate W.C.

Additional Images



Morning Room



Morning Room



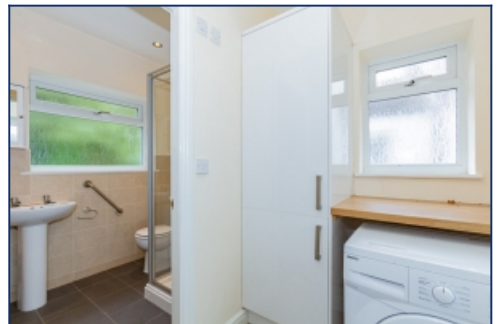
Kitchen



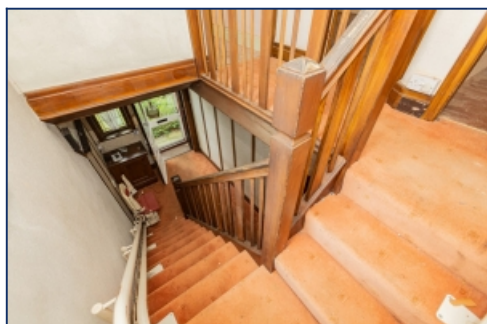
Kitchen



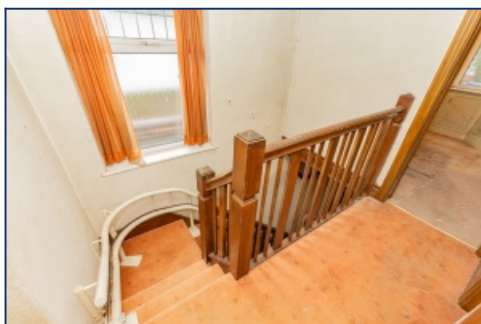
Downstairs Shower Room



Downstairs Shower Room



Staircase



Landing



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Bathroom



Side External



Side External

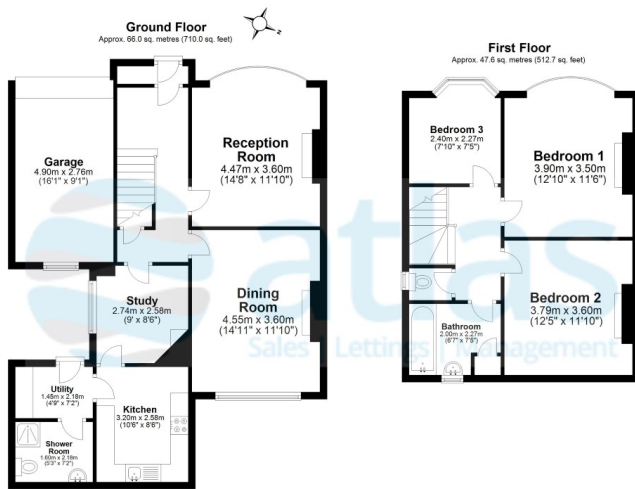


Rear Garden



Rear Elevation

Floor Plans



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using Planity.

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.