



Canterbury Park, Allerton, Liverpool, L18 9XP

- Three Bedroom Semi Detached Family Home
- Open Plan Kitchen Diner to Rear
- Three Generously Sized Bedrooms
- Ample Off Road Parking & Detached Garage
- Bright & Spacious Family Lounge
- Bespoke Fitted Kitchen with Integrated Appliances
- Three Piece Family Bathroom Suite
- Beautifully Landscaped Rear Garden with Decked Area



£270,000



















Description

Move Residential is pleased to offer for sale this well appointed three bedroom semi detached family home, located on Canterbury Park, a quiet cul-de-sac in the affluent and sought after suburb of Allerton, L18. Offering exemplary specifications throughout, this delightful home will meet the requirements of the most discerning of purchasers. Upon entering the property, you are greeted by an entrance hallway which guides you into an inviting family lounge. Bathed in natural light, this inviting room is finished in a tasteful neutral décor with carpeting throughout and showcases an attractive feature fireplace and surround which draws the eye and provides a warm and welcoming ambiance for the household to enjoy. Flowing seamlessly from the lounge is the impressive open plan kitchen diner. The kitchen area enjoys a range of contemporary style wall and base units with complementing work tops, an abundance of high specification integrated appliances and plentiful work surface space. Meeting the requirements of the most discerning of purchasers, this luxurious fitted kitchen provides an idyllic work space for any aspiring cook. Providing ample room for a dining table and chairs, this wonderful room is perfect for entertaining guests and family mealtimes. As you ascend to the first floor, you will find two generously sized double bedrooms, a single bedroom and a newly fitted contemporary style three piece family bathroom suite. Externally, to the front of the property, there is a laid to lawn garden and a substantial tarmacked driveway providing off road parking. To the rear elevation, there is an attractive lawn garden, framed by a range of established greenery borders which not only draw the eye but provide privacy and seclusion. This fabulous rear garden also enjoys a raised decked patio area- perfect for alfresco dining in the warmer, summer months and a convenient detached garage providing additional storage space.

Location

Allerton is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a café, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

Entrance Hall - Radiator, stairs to first floor.

Lounge -15' 11" x 11' 11" (4.85m x 3.63m)

Double glazed UPVC window to front aspect, radiator, spotlights, living flame gas fire with feature surround, open through to:

Open Plan Kitchen Diner -15' 5" x 9' 6" (4.70m x 2.89m)

Double glazed UPVC French doors to rear garden, double glazed UPVC window to rear aspect, range of wall and base units with work surfaces, tiled floor with underfloor heating, sink unit with mixer tap, plumbing for dishwasher, integrated washing machine, integrated fridge freezer, four ring induction hob with double oven, integrated microwave, spotlights

First Floor Landing - Access to loft, doors to all rooms

Bedrom Two - 11' 5" x 8' 6" (3.48m x 2.59m)

Double glazed UPVC window to rear aspect, radiator

Bedroom Three - 8' 0" x 7' 9" (2.44m x 2.36m)

Double glazed UPVC window to front aspect, radiator

Bathroom - Double glazed UPVC frosted window to rear aspect, three piece suite comprising bath, wash basin and WC, tiled floor, part tiled walls in complementary ceramics, extractor fan, towel radiator

Front External - Access to off road parking, remainder mainly laid to lawn, plant and shrub borders, gated access to rear garden and garage

Rear - Decked patio area, remainder mainly laid to lawn, plant and shrub borders

Garage - Light & power.

EPC

Energy Performance Certificate		HM Government	
Dwelling type:	Semi-detached house	Reference number:	
Date of assessment:	07 July 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	10 July 2013	Total floor area:	76 m ²
Use this document to: <ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 			
Estimated energy costs of dwelling for 3 years:		£ 1,716	
Over 3 years you could save		£ 192	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 1,275 over 3 years	£ 1,161 over 3 years	
Hot Water	£ 267 over 3 years	£ 189 over 3 years	
Totals	£ 1,716	£ 1,524	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 	Potential 	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 117	
2 Solar water heating	£4,000 - £6,000	£ 75	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 672	
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.