



Staplands Road, Broadgreen, Liverpool, L14 3LJ

- Three Bedroom Semi Detached Property
- Bay Fronted Family Lounge with Feature Fireplace
- Three Generously Sized Bedrooms
- Driveway for Off Road Parking
- Available for Sale with No Onward Chain
- Modern Fitted Kitchen & Diner
- Family Bathroom & Ground Floor WC
- Expansive Rear Garden with Patio Area



£280,000













Description

A fantastic opportunity has arisen within the sales market to purchase this very well presented three bedroom semi detached family home, located on Staplands Road in Broad Green, L14. This attractive home briefly comprises; a welcoming entrance hallway with understairs WC, a bright and spacious bay fronted family lounge with feature fireplace, a modern fitted kitchen and diner, two generously sized double bedrooms, a good sized single bedroom and a contemporary style three piece family bathroom suite. Externally, to the front of the property, a smartly paved driveway provides ample off road parking; whilst to the rear of the property, there is an expansive laid to lawn garden with a patio area, ideal for alfresco dining. Further benefits to the property include double glazing and gas central heating throughout.

Location

Primarily made up of semi-detached and detached houses, Broadgreen has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. Broadgreen and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

Hallway - Double glazed entrance door, double glazed window to side aspect, storage cupboard, understairs WC, radiator, wood style laminate flooring, stairs to first floor.

Downstairs WC - 4' 4" x 2' 5" (1.32m x 0.73m)

Frosted double glazed window to side aspect, basin and WC, radiator, part tiled walls, radiator.

Reception Room One - 13' 5" x 11' 6" (4.10m x 3.50m)

Double glazed bay window to front aspect, feature fireplace and surround, radiator, laminate style flooring.

Reception Two - 13' 5" x 11' 6" (4.10m x 3.50m)

Double glazed bay window to rear aspect, radiator, carpeted flooring.

Kitchen Diner - Double glazed window to side and rear aspect, UPVC door and French door to side aspect, range of fitted wall, base and drawer units with one and a half bowl sink with mixer tap, integrated fridge freezer, oven and five burner hob, two radiators, part tiled walls, tiled floor.

Landing - Access to all rooms, access to loft.

Bedroom One - 13' 5" x 11' 6" (4.10m x 3.50m)

Bedroom Two - 13' 5" x 11' 0" (4.10m x 3.36m)

Bedroom Three - 9' 11" x 6' 4" (3.02m x 1.94m)

Bathroom - Double glazed window to side aspect, three piece suite, heated towel rail, part tiled walls, tiled floor.

Driveway - Off road parking, access to garage and rear garden.

Rear Garden - Laid to lawn garden, paved patio area.

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.