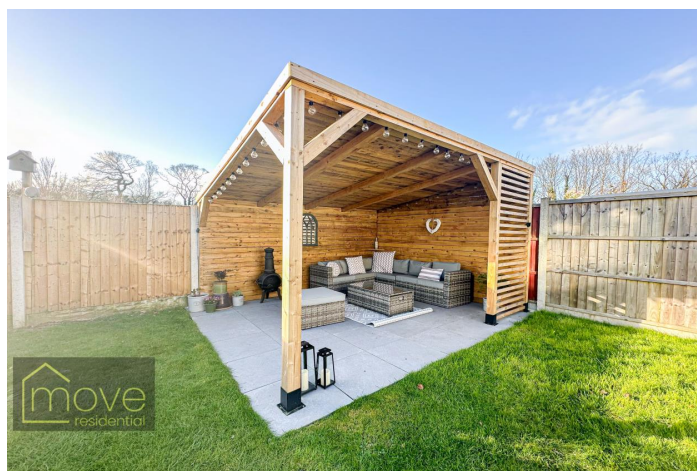


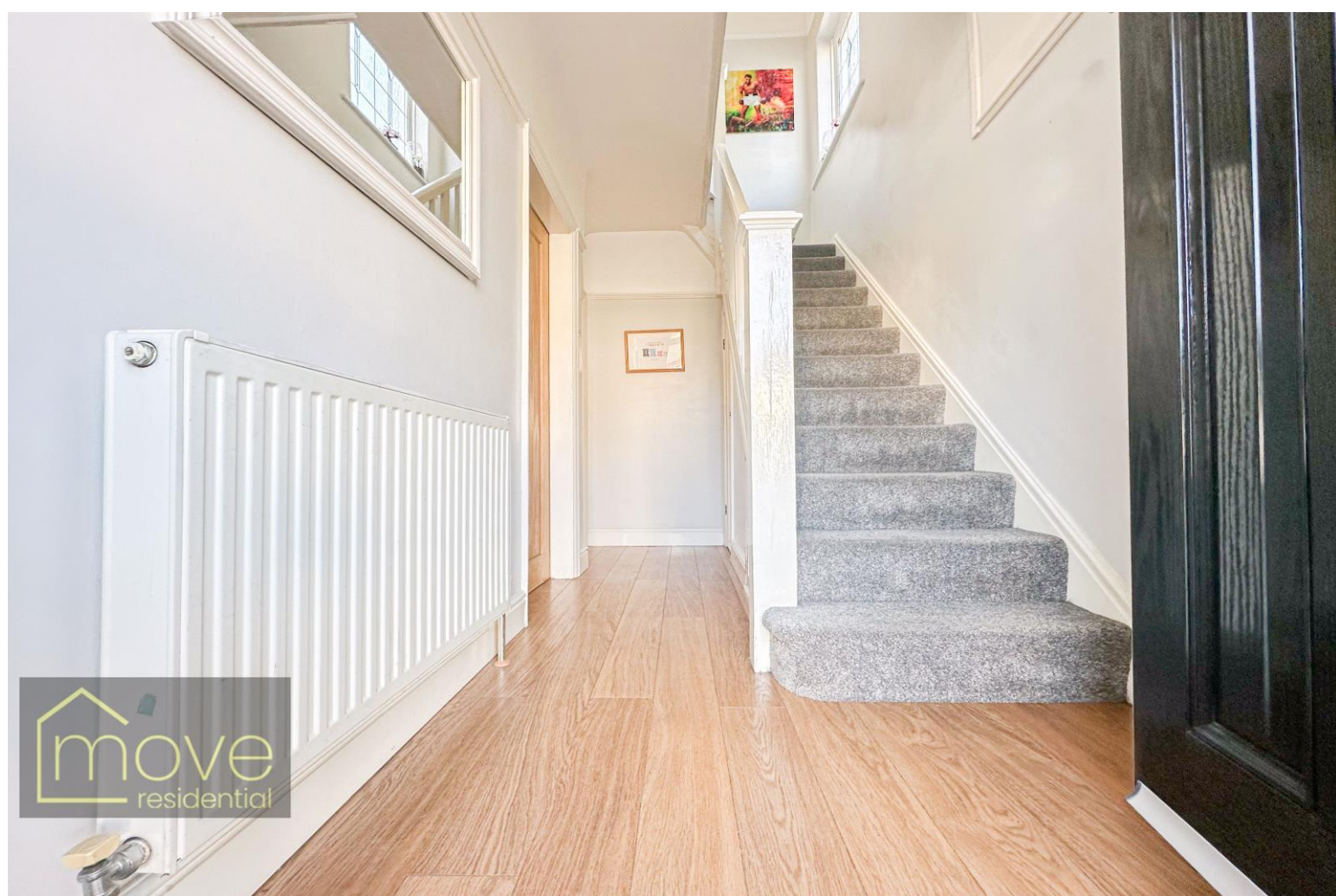


## Gordon Drive, Broadgreen, L14 7PZ

- Delightful Three Bedroom Semi Detached Property
- Generously Proportioned and Beautifully Presented
- Elegant Open Plan Kitchen Diner, Separate Utility & WC
- Three Piece Bathroom Suite & Ladder Access to Loft Room
- Located in Favoured Residential Area of Broad Green
- Entrance Hall, Welcoming Bay Fronted Family Lounge
- Two Generous Double Bedrooms & Spacious Single Room
- Fantastic Garden with Covered Patio, Driveway & Garage



£240,000





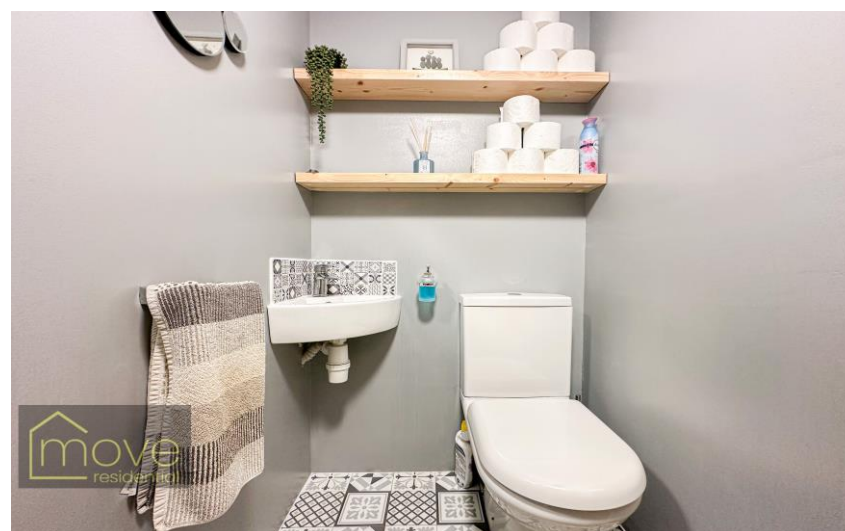




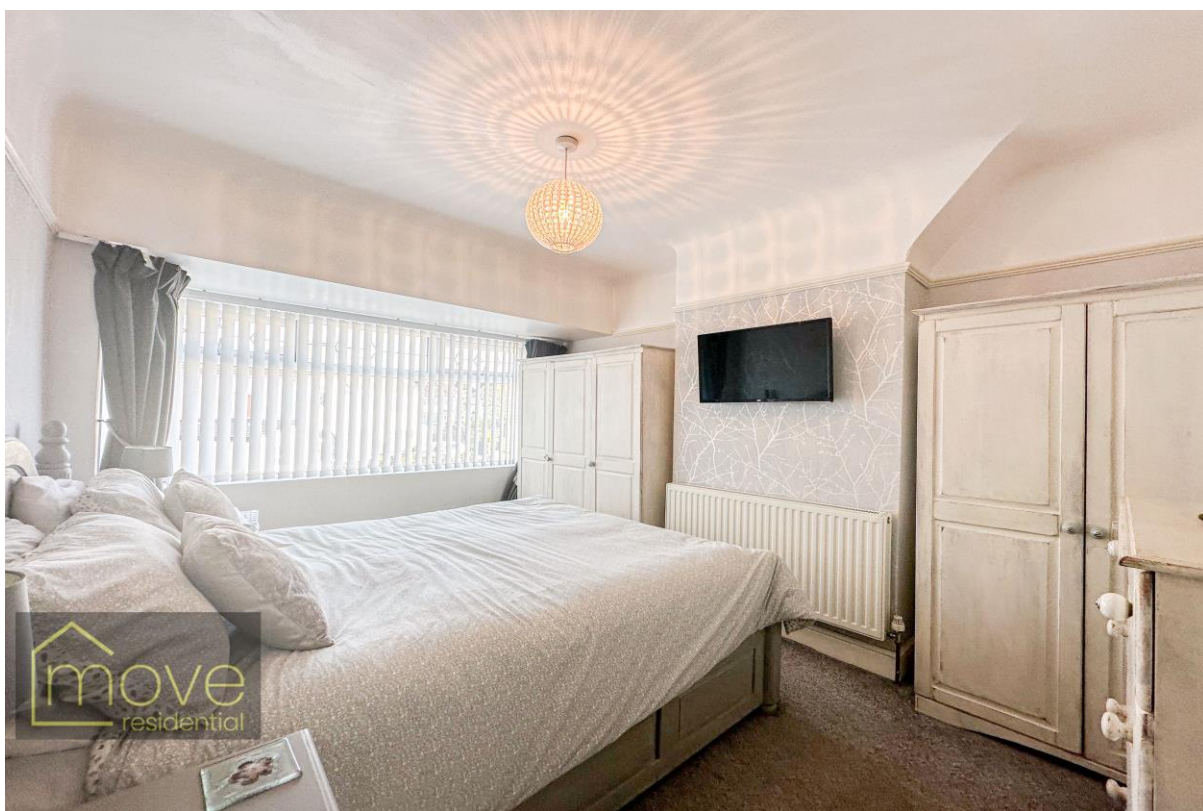




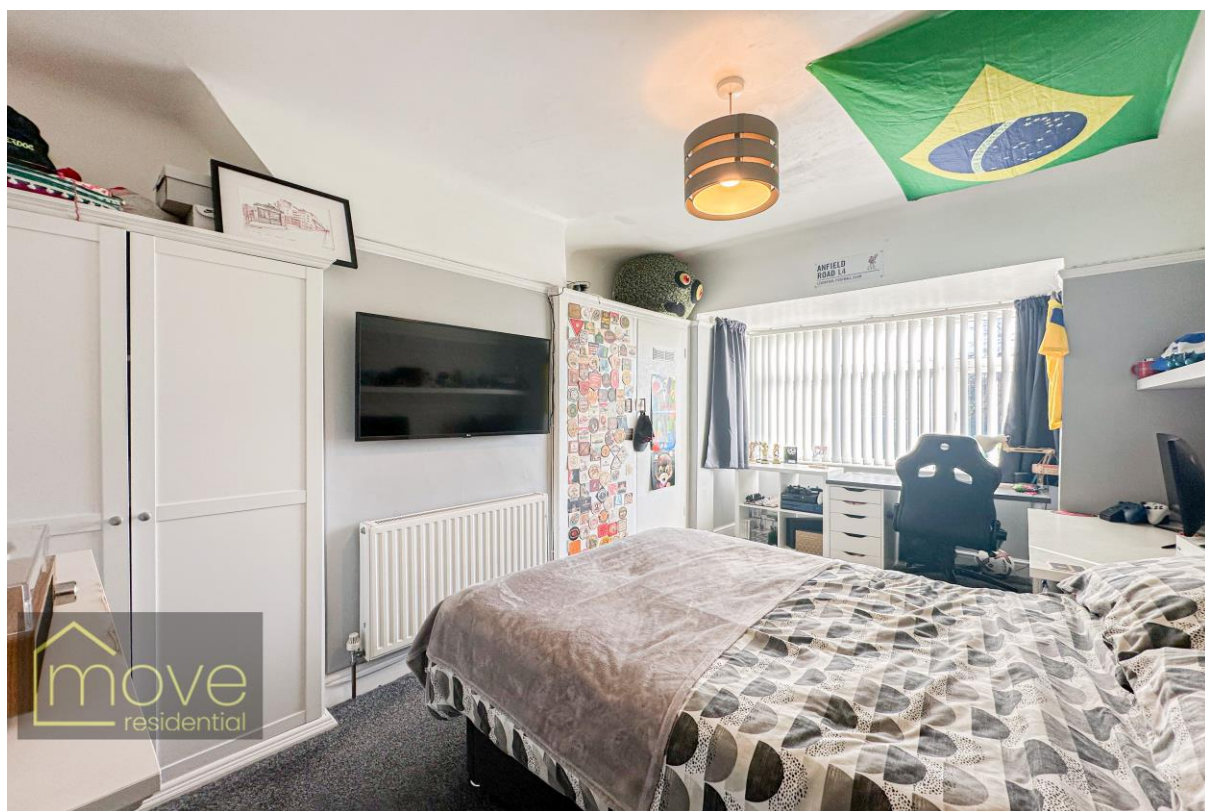
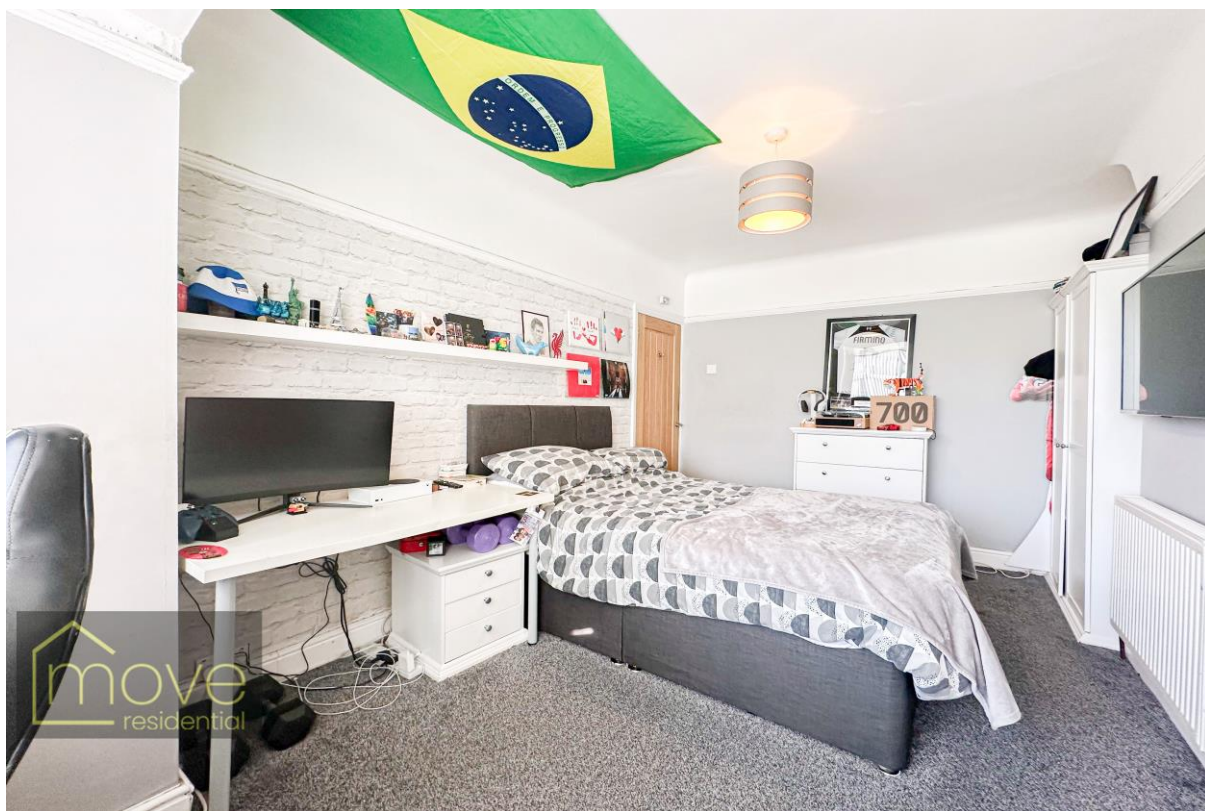




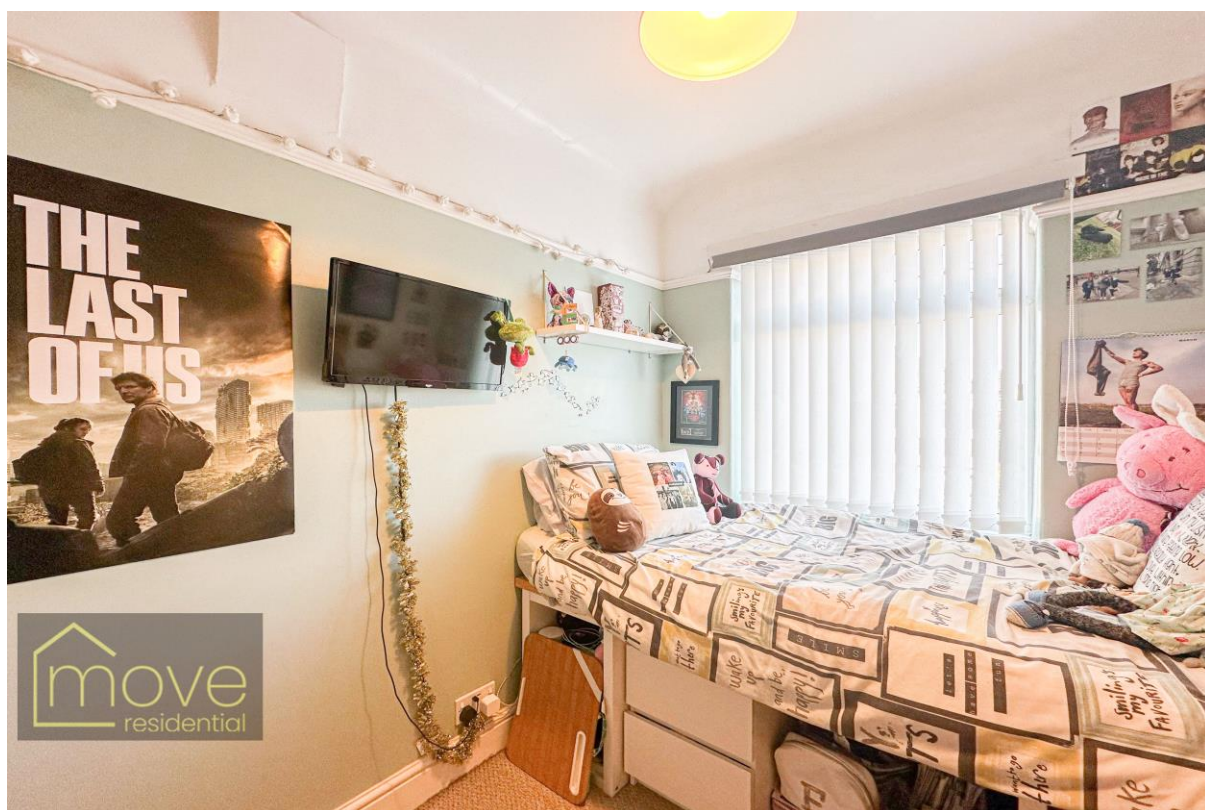


























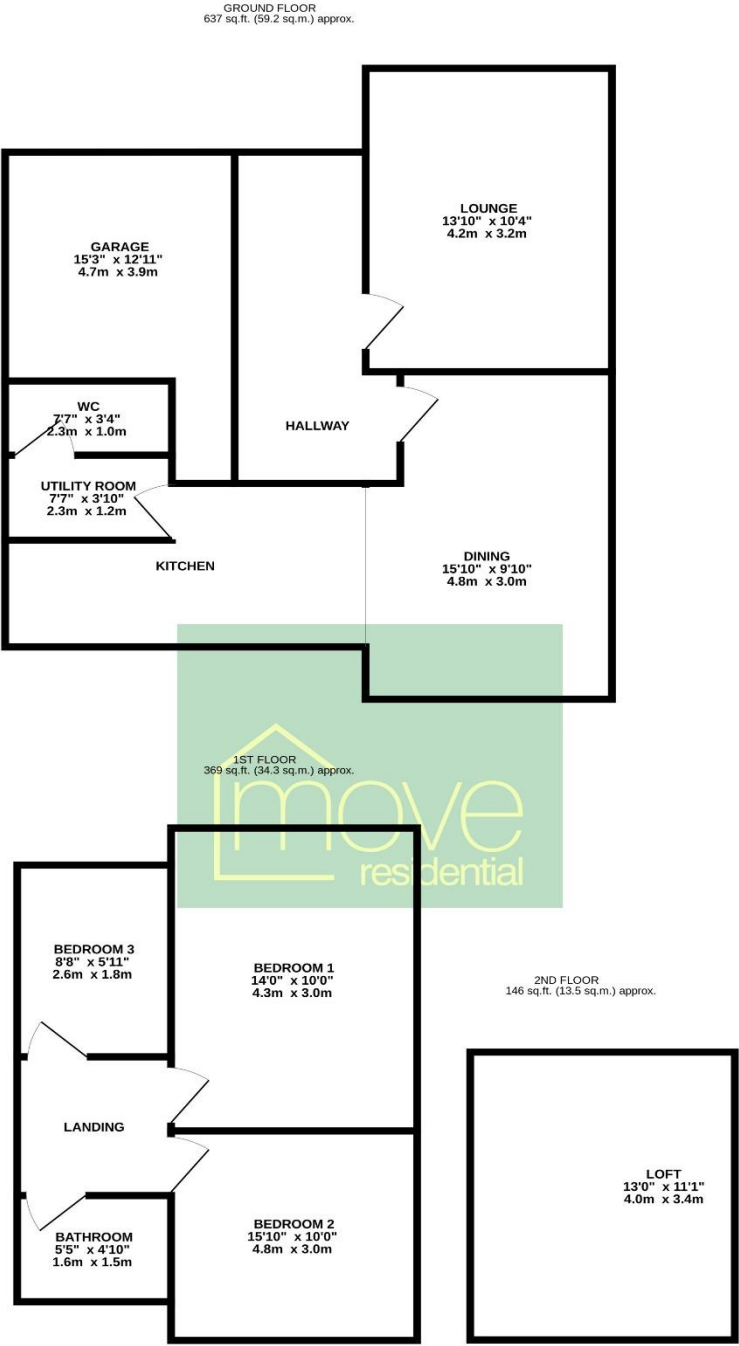
## **Description**

Move Residential are thrilled to offer for sale this delightful three bedroom semi detached home, located on Gordon Drive in the highly favoured residential area of Broadgreen, L14. The property boasts an attractive frontage, offering generously proportioned and beautifully presented interiors throughout, promising to make a fantastic future home for a lucky family. Following through the inviting entrance hall, you are guided into a bright and welcoming bay fronted lounge, finished in a stylish décor with an eye-catching feature fireplace at the centre. This leads into a generously sized and elegantly decorated kitchen diner that is certain to impress, providing a charming setting for enjoying family mealtimes and entertaining guests. The kitchen is complete with a vast array of sophisticated fitted base and wall units, with complementary wood style worktops providing plentiful surface space, and sleek integrated appliances. There is ample room for a substantial dining table ideally positioned in front of the french doors which lead out to the lovely rear garden and flood the space with natural light. Completing the ground floor is a convenient separate utility area and WC. Ascending to the first floor, you will find two substantial double bedrooms and a well-proportioned single bedroom, all finished to a high standard and receiving plenty of natural light. This floor further benefits from a contemporary style three-piece family bathroom suite. Concluding the interior of the property is a spacious loft room, providing an additional sofa room, or alternatively an office space. This property is further enhanced by the outstanding rear garden which backs onto playing fields, therefore benefitting from being barely overlooked, providing the ultimate outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for family recreational activities, and a decking area along with a covered patio seating area present the ideal spot for al-fresco dining and entertaining. To the front, the property further benefits from a smartly flagged driveway providing plenty of off-road parking, as well as a garage accommodating additional storage space.

## **Location**

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.

Floor Plan



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### 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.