

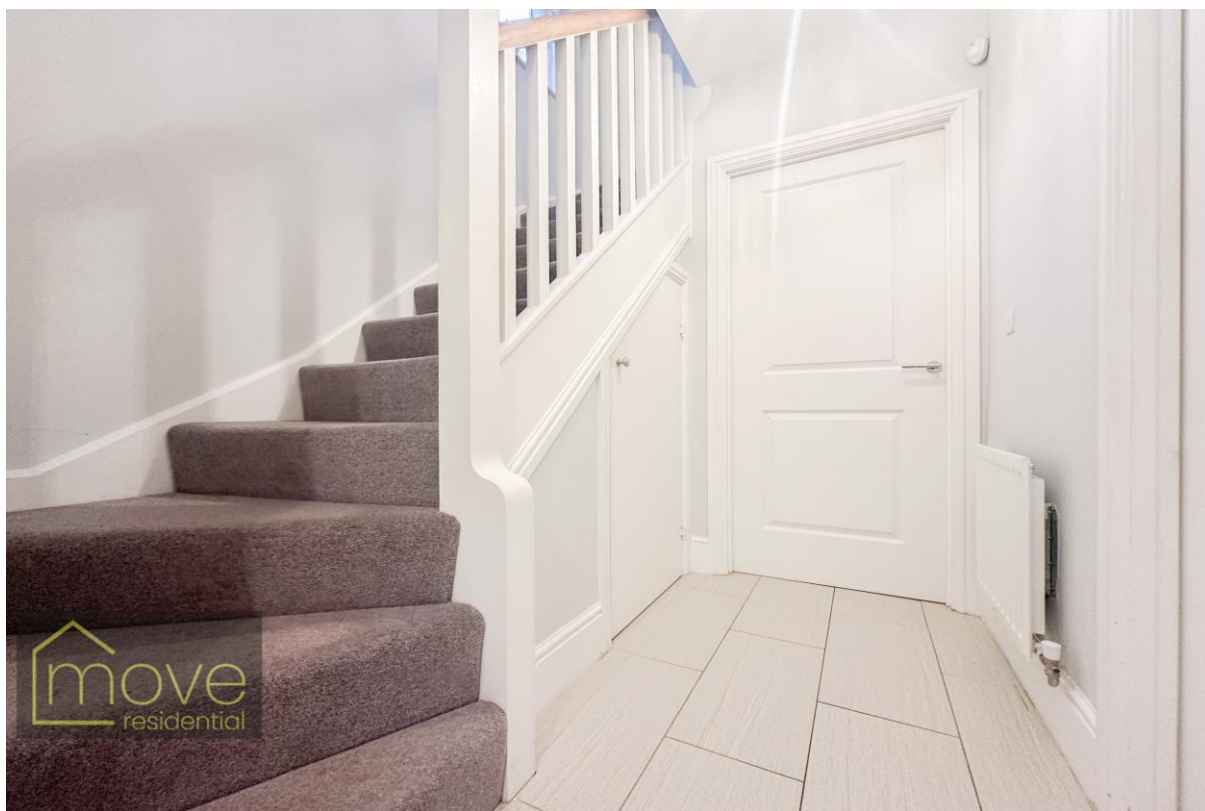


## Evington Drive, Roby, L14 7AA

- Lovely Three Bedroom Semi Detached Property
- Well Presented Throughout - Ideal for First Time Buyers
- Impressive Open Plan Modern Kitchen Diner
- Spacious Single Bedroom and Family Bathroom
- Quiet Cul-de-Sac Location in Popular Area of Roby
- Entrance Hall, Reception Room, Downstairs WC
- Two Double Bedrooms With Ensuite to Master
- Garden, Driveway for Off Road Parking and Garage



£300,000





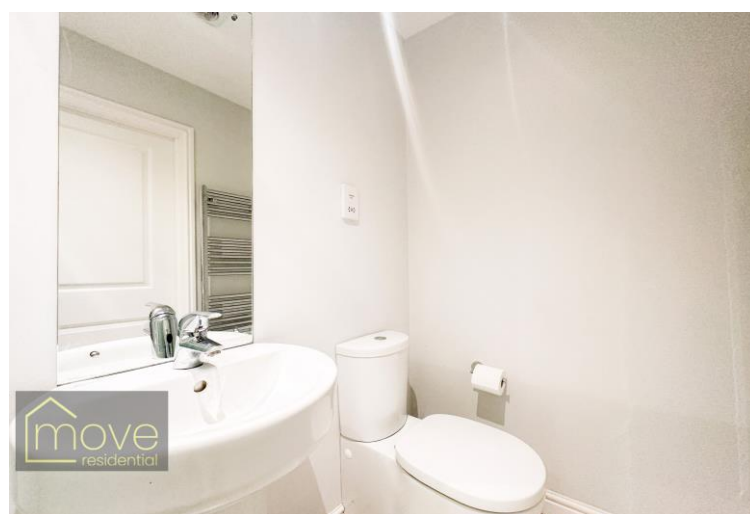




















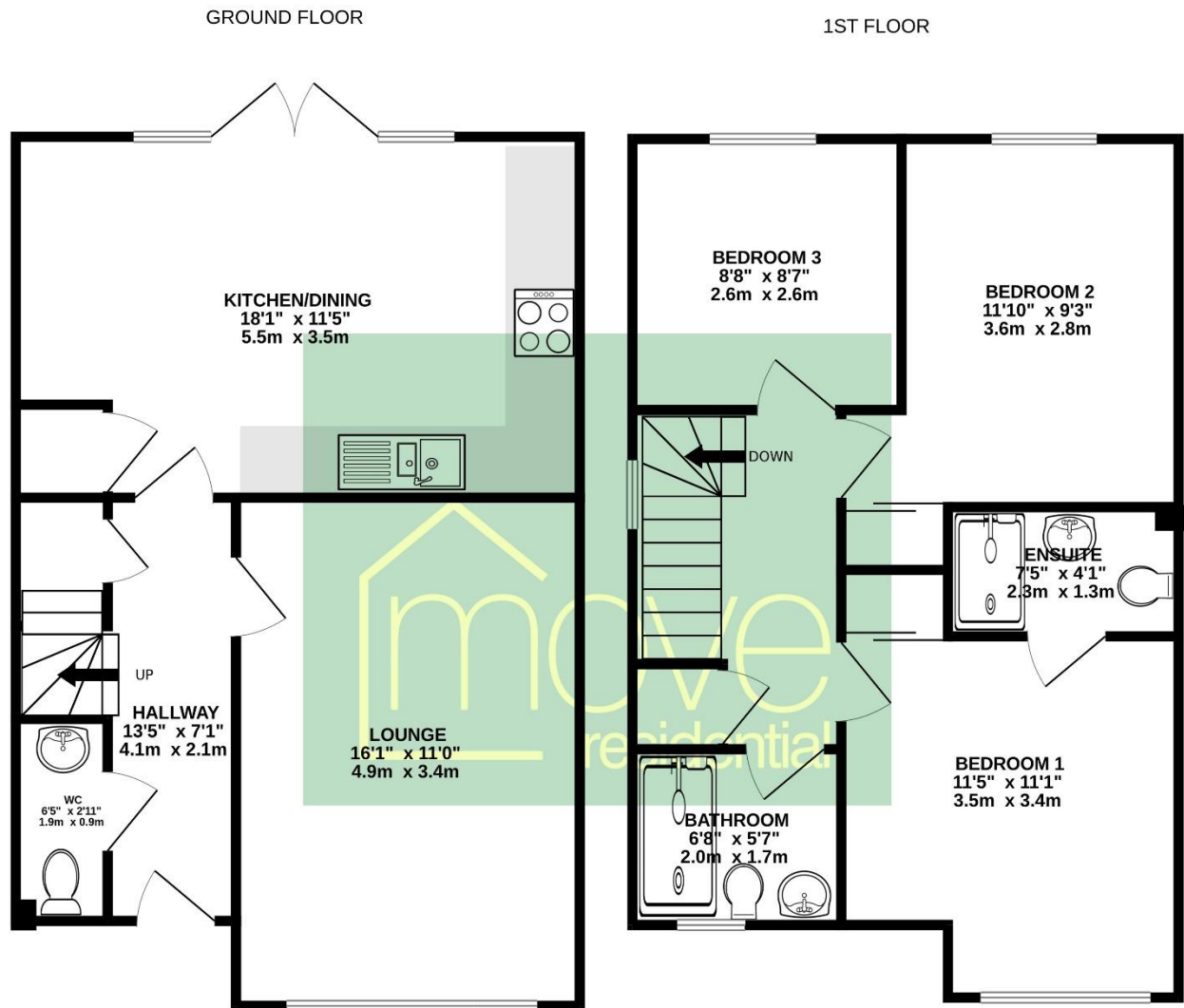
## **Description**

Located in a prime position on Evington Drive, a quiet cul-de-sac situated on the popular Summerhill Park development in Roby, L14, is this lovely three bedroom semi detached family home - welcomed to the sales market courtesy of appointed agents, Move Residential. Beautifully presented and modern throughout, this is an ideal purchase for first time buyers. Following through the inviting hallway, you are lead into a bright and spacious family lounge, onto an open plan modern fitted kitchen diner. The space features sleek base and wall units, an abundance of work surface space, as well as integrated appliances, and french doors lead out into the rear garden bathing the room in natural light. The ideal space for family mealtimes or entertaining. Completing the ground floor is a convenient WC. The property continues to impress as you ascend to the first floor, where you will find two generously sized and well presented double bedrooms - the master bedroom benefitting from en suite facilities and fitted wardrobes, as well as a spacious single room. Concluding this upper floor is a contemporary three piece family bathroom suite. This property offers the potential for the creation of even more living space, as the current owner has recently had planning permission approved to build an extension onto the kitchen, which will be valid for the next three years. Externally, to the front of the property, a substantial driveway provides off road parking as well as a garage offering additional storage space. To the rear of the property, there is a well maintained lawned garden with a patio area, ideal for alfresco dining and entertaining.

## **Location**

Primarily made up of semi-detached and detached houses, Roby 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 : 930 sq.ft. (86.4 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		95 A
81-91	B	83 B	
69-80	C		
55-68	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.