




Constables
SALES & LETTINGS

Heath Road

Allerton, Liverpool

£260,000



Set within the ever-popular Allerton area, this attractive and thoughtfully improved home offers spacious, flexible living perfectly suited to modern lifestyles. With excellent local amenities, reputable schools and convenient public transport links close by — and easy access to Mather Avenue, Queens Drive and Menlove Avenue — the location is ideal for families and commuters alike.

Arranged over two floors, the property delivers a warm, move-straight-in feel, enhanced by recent redecoration, new flooring and a stylishly upgraded bathroom.

You are welcomed into the property via a porch and inviting entrance hallway, setting the tone for the bright and airy accommodation beyond. The front lounge is a generous and comfortable living space, filled with natural light from the large window and centred around a feature fireplace. Double doors open through to the dining room, creating a sociable flow that works beautifully for both everyday living and entertaining. The dining room enjoys a pleasant outlook over the rear garden and offers ample space for family meals and gatherings.

The fitted kitchen provides a practical and well-planned workspace, with a range of wall and base units, integrated double oven and hob, and dedicated space for additional appliances. From here, a rear hallway leads to the ground floor shower room and toilet and provides direct access out to the rear garden.

Upstairs, the landing has a useful built-in storage cupboard and leads to three well-proportioned bedrooms. The family bathroom is fitted with a modern three-piece suite including bath with a rainfall shower.

The property has an enclosed rear garden, with paved patio areas, lawn, and slate borders and an outside tap. The front has double gates opening to a block paved driveway.

This is a superb opportunity for buyers seeking a stylish, conveniently located home. Early viewing is strongly recommended.



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- Extended Three Bedroom Property
- Stylish Bathroom & Ground Floor Shower Room
- Block Paved Driveway
- Sough After Location
- Well-Appointed Kitchen
- Early Viewing Essential
- Two Spacious Reception Rooms
- Enclosed Rear Garden

Porch

Hallway

11'6" x 3'1" (3.53m x 0.96m)

Lounge

19'10" x 10'4" (6.06m x 3.16m)

Dining Room

11'8" x 10'4" (3.57m x 3.16m)

Kitchen

19'10" max x 4'1" (6.06m max x 1.25m)

Rear Hallway

11'8" x 3'1" (3.57m x 0.96m)

Shower Room & W.C.

11'8" x 4'1" (3.57m x 1.25m)

Landing

2'7" x 5'8" (0.81m x 1.75m)

Bedroom One

11'11" x 10'4" (3.65m x 3.16m)

Bedroom Two

11'11" x 6'11" (3.65m x 2.13m)

Bedroom Three

7'6" x 10'4" (2.31m x 3.16m)

Bathroom

6'6" x 8'6" (2.00m x 2.61m)

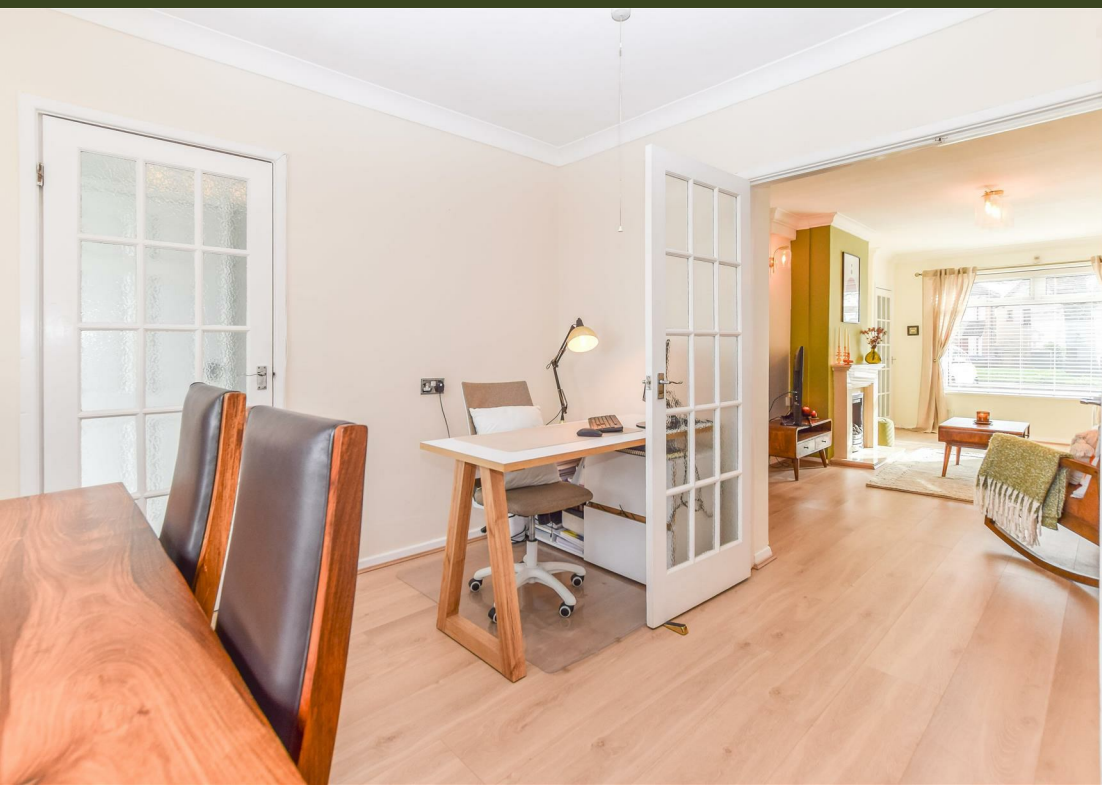
Other Information

Lease Term: 999 years from 1972.


Rent: One Peppercorn

In accordance with the Estate Agents Act 1979, we hereby declare that a personal interest exists in the sale of this property.

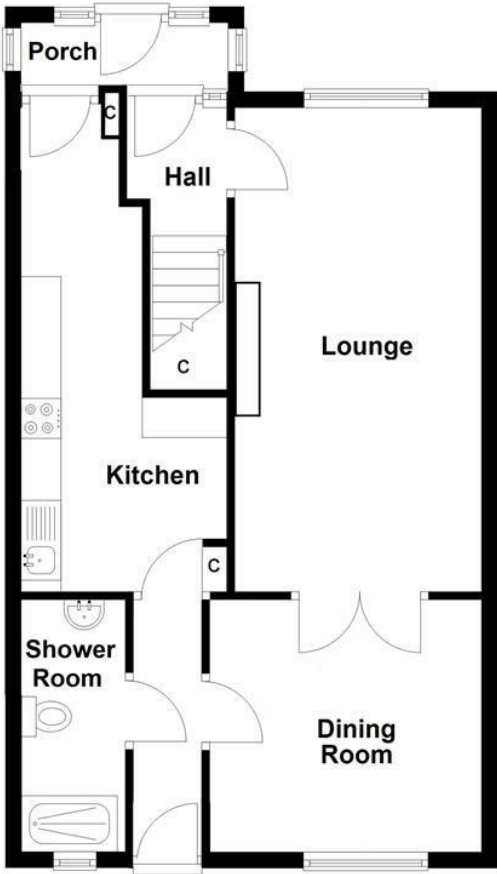




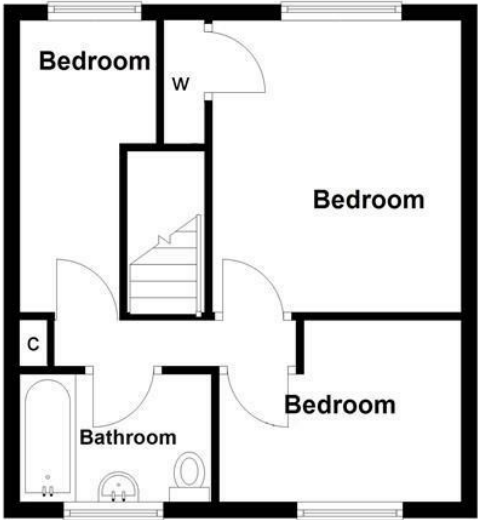
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Ground Floor

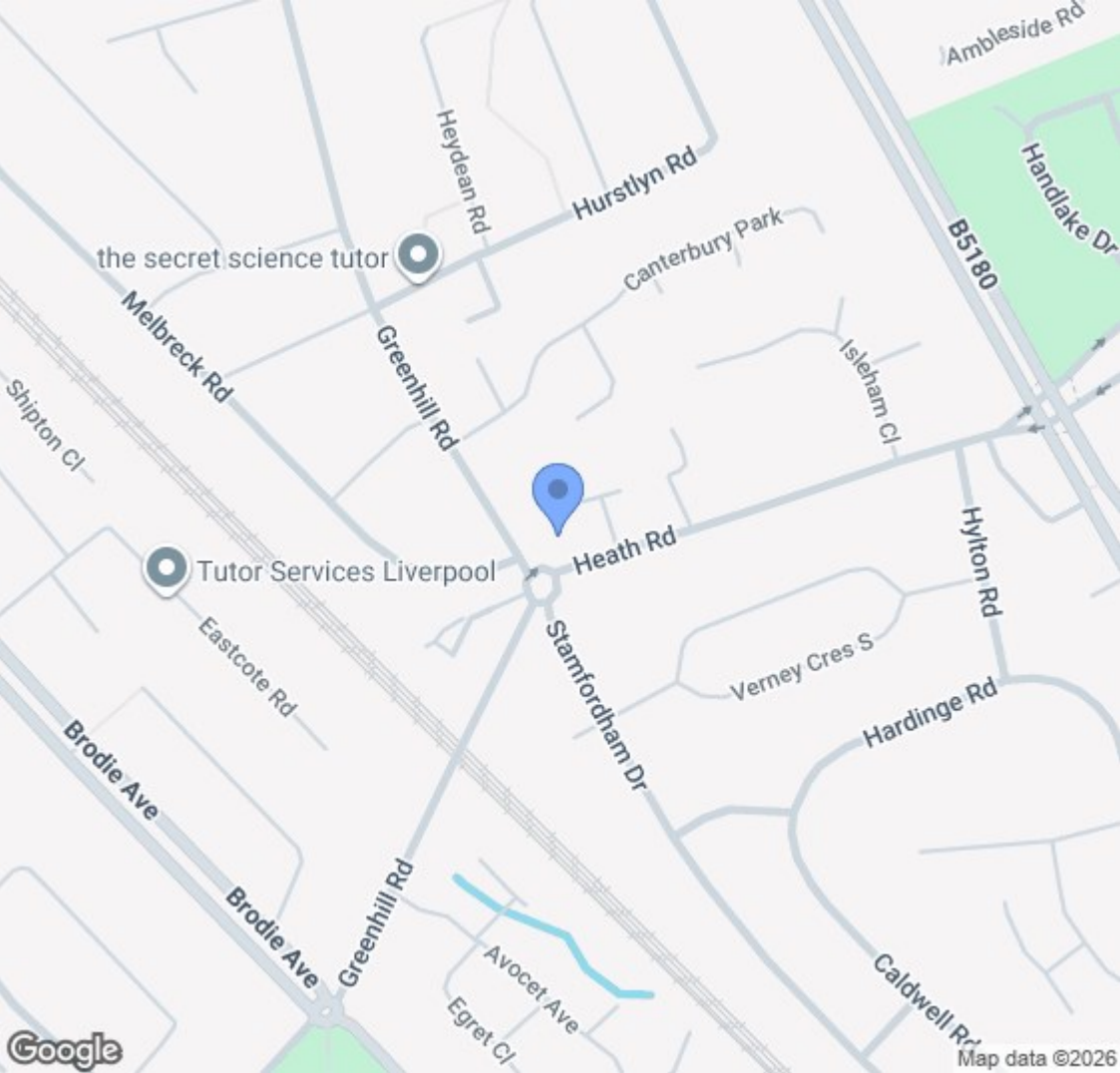
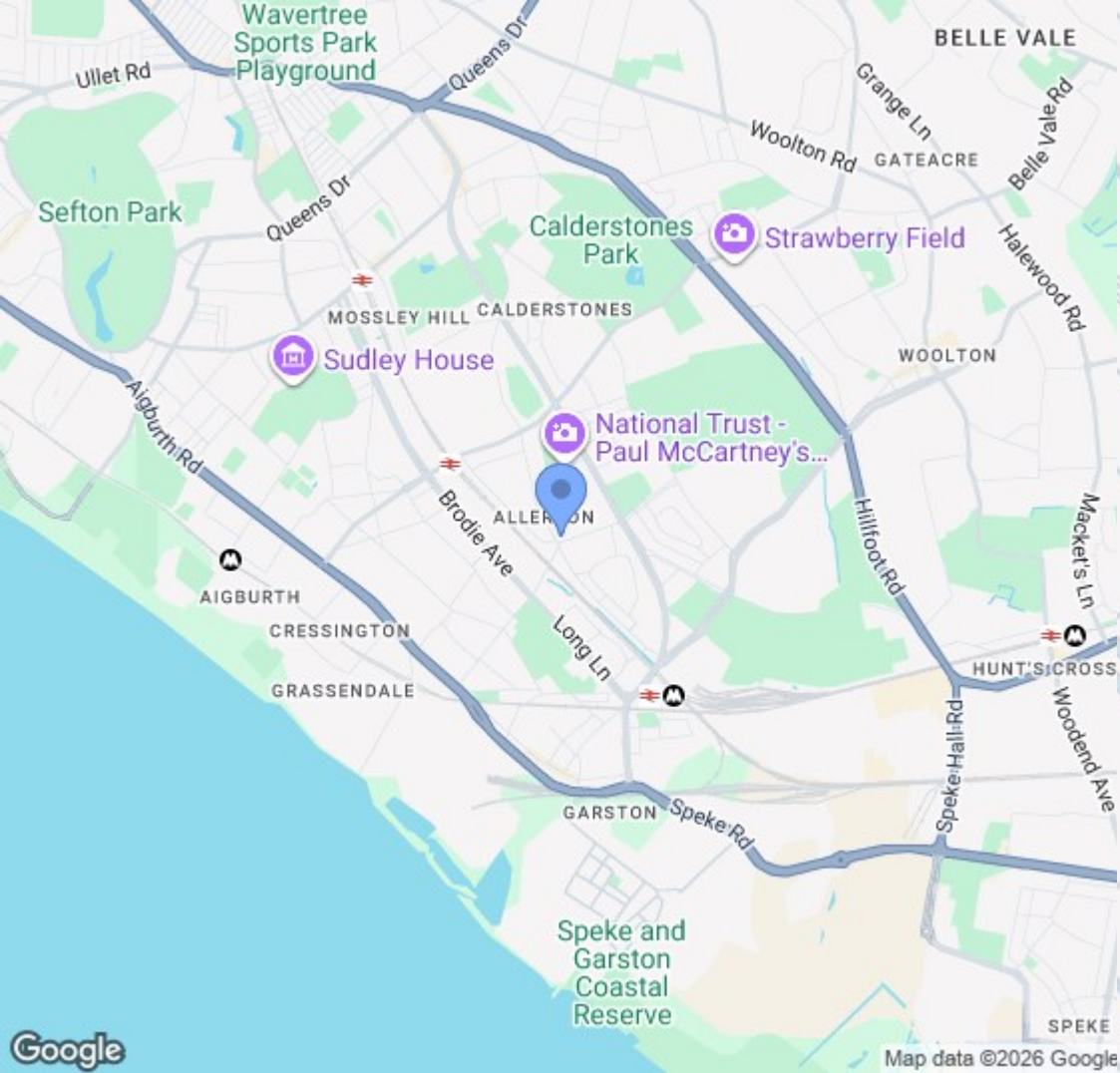


First Floor



Total area: approx. 112 sq. metres (1205 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purpose 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.



Location Map

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