



117 Mather Avenue, Allerton
Liverpool

£850,000

117 Mather Avenue

Allerton, Liverpool

Standing proudly on Mather Avenue in the highly prestigious area of Allerton, L18, is this magnificent four bedroom detached residence, proudly showcased to the sales market courtesy of appointed agents Move Residential. Boasting generous and versatile living proportions, this property showcases a plethora of exquisite original features throughout and is practically bursting with potential, promising to make an ideal purchase for those searching for a forever family home they can put their own stamp on, in one of South Liverpool's most sought-after suburbs.

You are greeted into the residence by a grand entrance hall, leading through to a family lounge which enjoys a bay-window flooding the space with natural light. Boasting an eye-catching feature fireplace and ornate ceiling décor, this offers a welcoming and elegant setting to relax and unwind. Following this is a second spacious bay-fronted reception room which offers the ideal space for entertaining guests, providing access into a formal dining room. Concluding the extensive ground floor is a substantial kitchen diner complete with a range of fitted base and wall units, plentiful worktop space and ample room to accommodate a dining table, presenting a social setting for enjoying casual dining and cooking in company.



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Ascending to the first floor, you will find four generously sized bedrooms, each receiving an abundance of natural light, with the two primary bedrooms further benefiting from bay windows. The sleeping accommodation is served by two separate family shower rooms which complete the interior of this spectacular home.

The residence is further enhanced by a sizable rear garden which provides a fantastic outdoor space for the whole household to enjoy. The lawn offers plenty of room for recreational activities whilst a paved patio area presents the perfect spot for al-fresco dining and entertaining. A detached garage offers additional storage space and to the front of the property, a driveway provides ample off-road parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

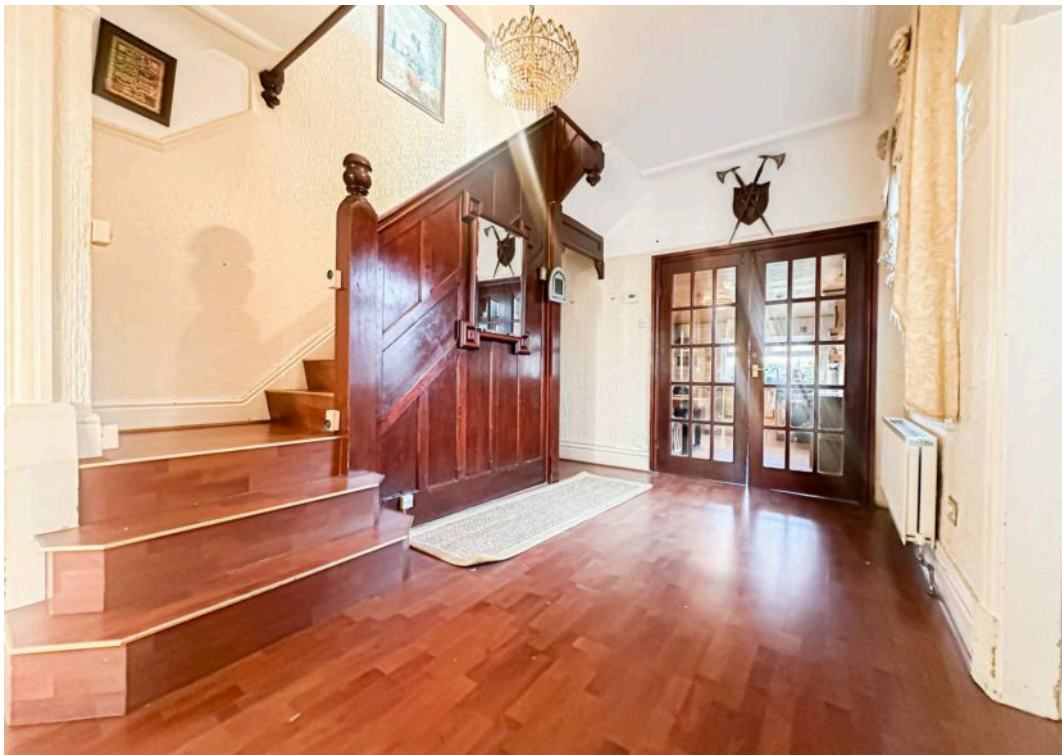
EPC Environmental Impact Rating: E





- Magnificent Four Bedroom Detached Residence
- Envious Location In Prestigious Area Of Allerton
- Generously Proportioned & Bursting With Charm
- Exciting Scope For Modernisation Throughout
- Entrance Hall & Two Bay-Fronted Living Rooms
- Dining Room & Substantially Sized Kitchen Diner
- Four Spacious Bedrooms & Two Shower Rooms
- Delightful Garden, Garage & Off-Road Parking

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 cafe, 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.

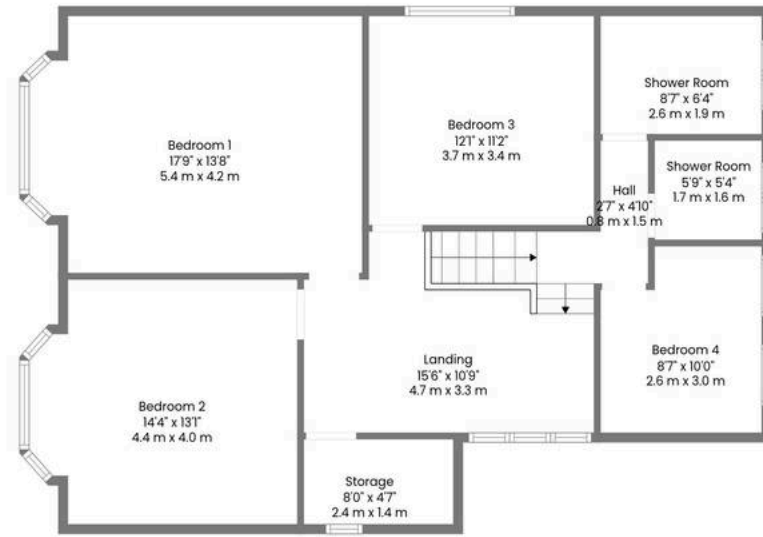




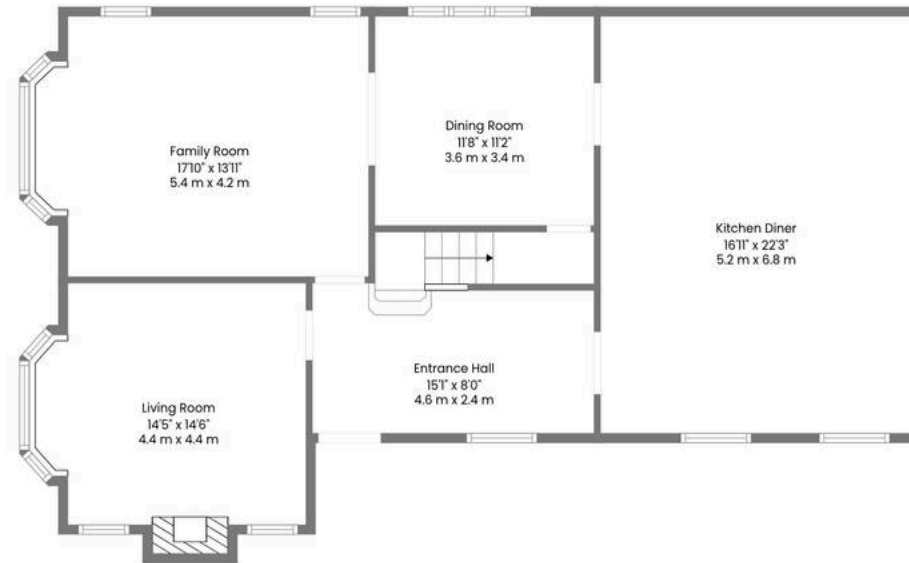








2nd Floor



1st Floor

TOTAL: 2027 sq. ft, 189 m2

1st floor: 1106 sq. ft, 103 m2, 2nd floor: 921 sq. ft, 86 m2

EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2, LOW CEILING: 20 sq. ft, 2 m2, STORAGE: 16 sq. ft, 1 m2,
WALLS: 139 sq. ft, 13 m2

