



## 21 Calderwood Park

Netherley, Liverpool, L27 0YE

**Offers in excess of £230,000**



Nestled in the charming Calderwood Park area of Netherley, Liverpool, this superbly presented semi-detached house available with no onward chain offers a delightful blend of comfort and style. With three well-proportioned bedrooms and three modern bathrooms, this property is perfect for families seeking both space and convenience.

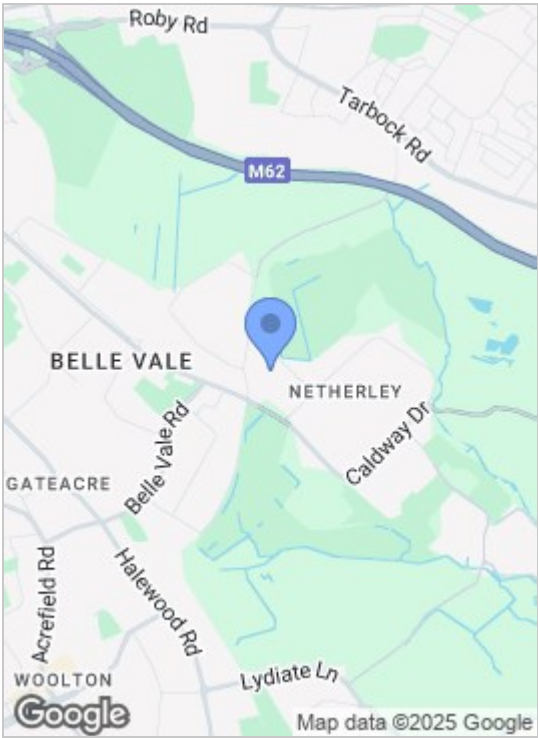
Upon entering, you will be greeted by an inviting reception room that provides ample space for relaxation and entertaining. The open plan kitchen is a true highlight, designed to cater to both culinary enthusiasts and casual diners alike, making it the heart of the home.

The beautifully landscaped rear garden is a tranquil oasis, ideal for outdoor gatherings or simply enjoying a quiet moment in nature. The decking area comprises a 'sunken' fire pit along with a wonderful display of night lighting situated on the decking and behind the slatted fencing. A Mediterranean style BBQ comprising grill and 'rotisserie spit' complements the garden.

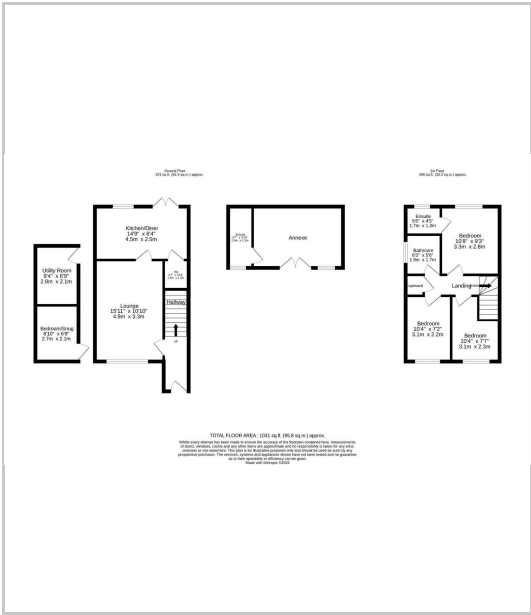
Additionally, the property features a separate annexe with a forth bedroom, en-suite shower and W.C providing versatile options for guests, a home office, or a creative space. The rear of the annexe has a very large 'hidden



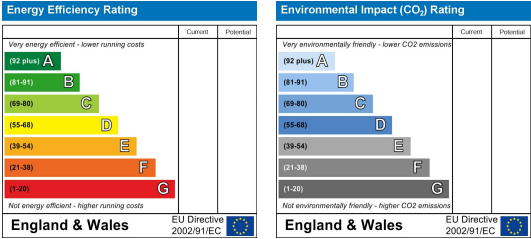
Area Map



Floor Plans



Energy Efficiency Graph



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