



Lynnbank Road, Calderstones, Liverpool, L18 3HF

- Five Bedroom Extended Semi Detached Family Home
- Generously Sized & Well Presented Bedrooms
- Ground Floor Shower Room Suite
- Driveway for Off Road Parking & Garage
- Two Inviting Reception Rooms
- Luxurious Four Piece Family Bathroom Suite
- Modern Kitchen Diner with Integrated Appliances
- Beautifully Landscaped Rear Garden



£625,000





















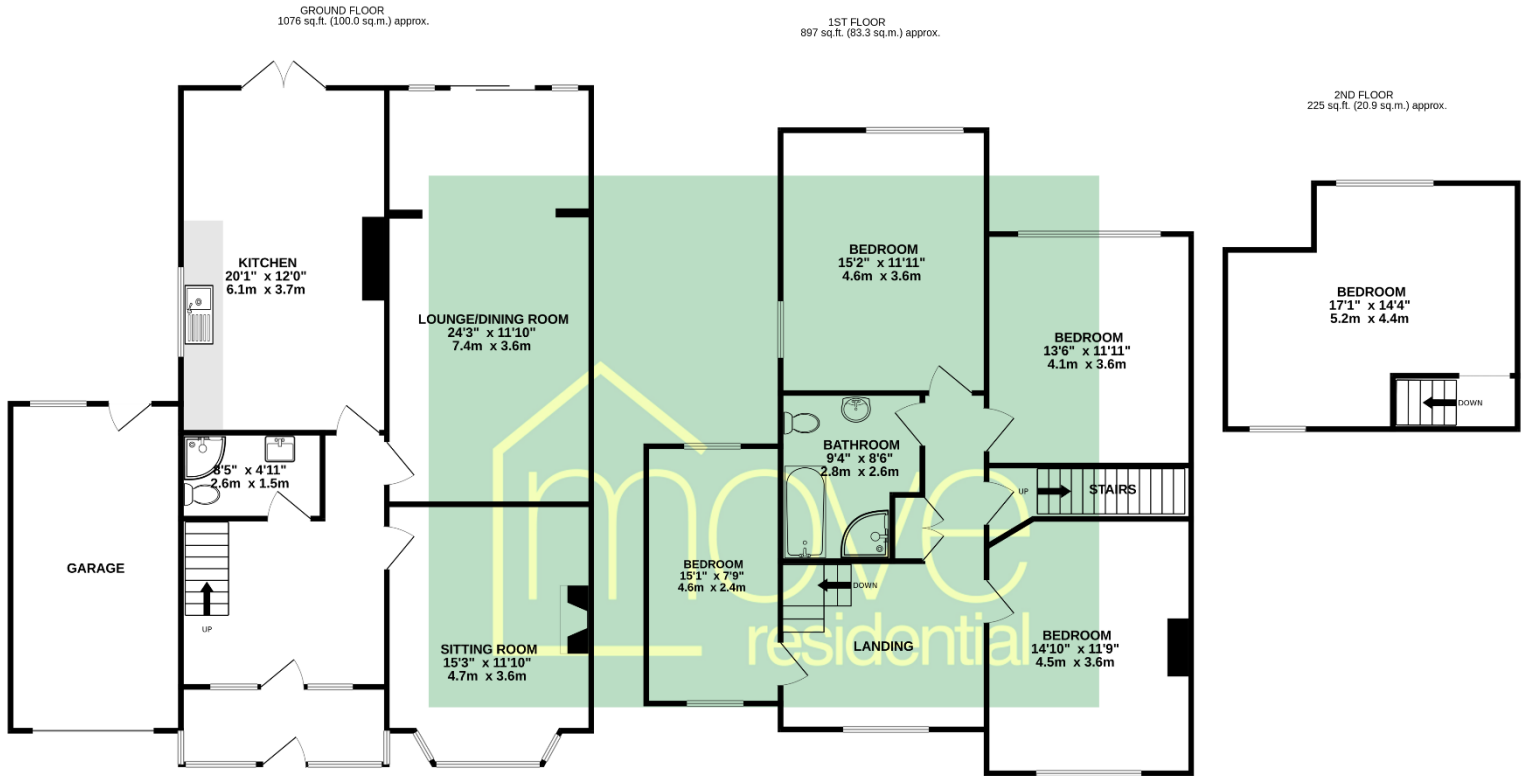
Description

This stunning four bedroom extended semi detached family home located on Lynnbank Road in Calderstones, L18, will provide the perfect future residence for a lucky family looking to upsize in one of South Liverpool's most sought after locations. Set on an impressively spacious and well kept plot, the property enjoys generous living proportions and is exceptionally well presented throughout. In brief, the property comprises; a porch, a welcoming entrance hallway, a bright and spacious bay fronted family lounge, an extended rear lounge and diner - perfect for relaxing with the family and formal dining, and a ground floor shower room. The property also boasts an impressive open plan kitchen diner which is complete with a range of stylish wall and base units with complementing work tops, a variety of integrated appliances and plentiful work surface space which incorporates a centre island unit. As you ascend to the first floor via a lovely galleried landing, you will find four generously sized and very well presented bedrooms, a luxurious four piece family bathroom suite and stairs that lead to the pinnacle of the property which offers a fifth double bedroom. Externally, to the front of the property, off road parking is provided with a single integral garage offering additional storage space. To the rear of the property, there is a beautifully landscaped, large rear garden which is framed by a range of established greenery borders that provide privacy and seclusion. There is also a decked patio area - ideal for alfresco dining during the warmer, summer months. Further benefits to this delightful home include double glazing and gas central heating throughout.

Location

Calderstones 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.

Floor Plan



TOTAL FLOOR AREA : 2198 sq.ft. (204.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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.