



Cleveley Road, Calderstones, Liverpool, L18 9UW

- Impressive Five/Six Bedroom Detached Residence
- Inviting Family Lounge & Formal Dining Room
- Generous Bedroom Accommodation
- Secure Electric Gate to Large Driveway
- Self Contained Annex with Kitchenette
- Extended Modern Fitted Kitchen Diner
- Family Bathroom, Shower Room & En Suite
- Quiet & Secluded Rear Garden



£875,000





















Description

A rare opportunity has arisen within the sales market to purchase this outstanding five/six bedroom detached residence, ideally located on Cleveley Road in the affluent suburb of Calderstones, L18. Set behind secure electric gate that opens to a large sweeping driveway that provides plentiful off road parking, you are greeted into the home to a lovely entrance hallway which immediately sets the precedent for the remaining accommodation. From the hallway, you are led into three inviting reception rooms, comprised of; a bright and spacious family lounge with feature fireplace, a formal dining room ideal for entertaining guests and an office space/study. At the heart of the home there is an impressive extended kitchen and diner. An ideal space for entertaining guests and family mealtimes. The Leitch kitchen supplied by Kitchenscene includes a comprehensive range of wall and base units with complementing Cosmic Black Granite work tops, a variety of integrated appliances and plentiful work surface space. It also has air conditioning. Ascending to the first floor, you will find five generously sized and very well presented bedrooms, one of which benefits from a private en suite shower room. Concluding the interior of the property is the three piece family bathroom suite and separate three piece shower room suite. The property also benefits from a self contained annex - ideal for accommodating guests or elderly relatives which offers a bedroom, a kitchenette, study and bathroom. Externally, the property is further enhanced by the impressive grounds which surround it. To the rear of the property, there is a beautifully landscaped laid lawn garden which enjoys a sunny, southerly aspect and boasts a range of established greenery borders, colourful flowerbeds and a paved patio area, perfect for alfresco dining. Further benefits to the property includes double glazing, and gas central heating throughout.

Location

Allerton and Calderstones are extremely popular areas of Liverpool appealing to everyone from young professionals and families to retirees. Cleveley Road is very close to the Allerton Manor Golf Course and Calderstones Park. The 94 acre Calderstones Park has a popular children's playground, ornamental gardens, a lake and a café. The extensive Allerton Country Walk links the nearby parks and woods – Allerton Towers, Clarke Gardens, Woolton Woods, etc. Sefton, Greenbank Parks and Otterspool Promenade are also close by. Allerton Road is a thriving local high street which has retained traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. Supermarkets include a large Tesco store off Mather Avenue, another Tesco and Sainsburys in nearby Woolton and Asda and Aldi at Hunts Cross. A nearby Co-Op and Tesco Express are in Booker Avenue. 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 Bluecoat School, Liverpool College, SFX, King David's and Calderstones School. Booker Avenue Primary is highly sought after. Transport links into and out of the City are excellent, with Liverpool South Parkway train station providing regular services to London, Birmingham, Manchester and further afield. Main bus routes run through the area. Queens Drive connects the area to the rest of the City and the M62 can be reached by car in less than 15 minutes. John Lennon Airport is close by.

Entrance Hall - UPVC double glazed door to front aspect, floor tiles.
WC - WC, wash basin.

Lounge - 15' 6" x 15' 11" (4.730m x 4.84m)

UPVC double glazed window to front aspect, radiator, feature fireplace.

Formal Dining Room - 18' 4" x 13' 1" (5.58m x 3.99m)

UPVC double glazed window to side aspect, UPVC double glazed French doors to rear aspect, radiator.

Extended Kitchen Diner - 23' 7" x 13' 2" (7.18m x 4.021m)

UPVC double glazed door to side aspect, x2 Velux windows, UPVC double glazed windows to rear aspect, mix of wall and base units, Granite work tops, x2 sinks, integrated Neff oven, integrated fridge freezer.

Bedroom One - 12' 2" x 13' 8" (3.713m x 4.16m)

UPVC double glazed window to front aspect, Velux windows, radiator.

Shower Room - Velux windows, WC, wash basin, radiator, double shower.

Bedroom Two - UPVC double glazed window to front aspect, radiator, fitted wardrobes.

Bedroom Three - 12' 7" x 12' 0" (3.84m x 3.67m)

UPVC double glazed window to front aspect, radiator.

En Suite Shower Room - 2' 11" x 11' 5" (0.88m x 3.47m)

Shower cubicle, WC, wash basin, radiator, ceramic floor tiles.

Bedroom Four - 6' 6" x 9' 4" (1.98m x 2.850m)

UPVC double glazed window to front aspect, radiator.

Bedroom Five - 9' 1" x 9' 4" (2.78m x 2.85m)

UPVC double glazed window to front aspect, radiator.

Bathroom - 6' 9" x 6' 0" (2.07m x 1.82m)

UPVC double glazed window to side aspect, bath, WC, wash basin, floor tiles.

Self Contained Annex -

Study - 10' 5" x 7' 11" (3.167m x 2.411m)

UPVC double glazed window to front aspect, radiator.

Bedroom / Lounge - 15' 7" x 12' 1" (4.75m x 3.68m)

UPVC double glazed window to front aspect, radiator, gas fire, wood framed double glazed door to side aspect.

Kitchenette - 5' 6" x 8' 11" (1.68m x 2.719m)

UPVC double glazed window to side aspect, mix of wall and base units, sink and drainer, integrated hob and oven.

Bathroom - 6' 7" x 6' 2" (2.003m x 1.89m)

UPVC double glazed window to rear aspect, wash basin, WC, bath, boiler.

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.