



Menlove Gardens South, Calderstones, L18 2EL

- Promising Five Bedroom Detached Family Residence
- Generously Proportioned & Bursting with Potential
- Fitted Kitchen, Dining Room & Ground Floor WC
- Ensuite Shower Room to Master & Family Bathroom
- Enviably Located in Desirable Suburb of Calderstones
- Entrance Hall & Two Welcoming Reception Rooms
- Four Substantial Double Bedrooms & Large Single
- Delightful Rear Garden, Off-Road Parking & Garage



Offers Over £690,000











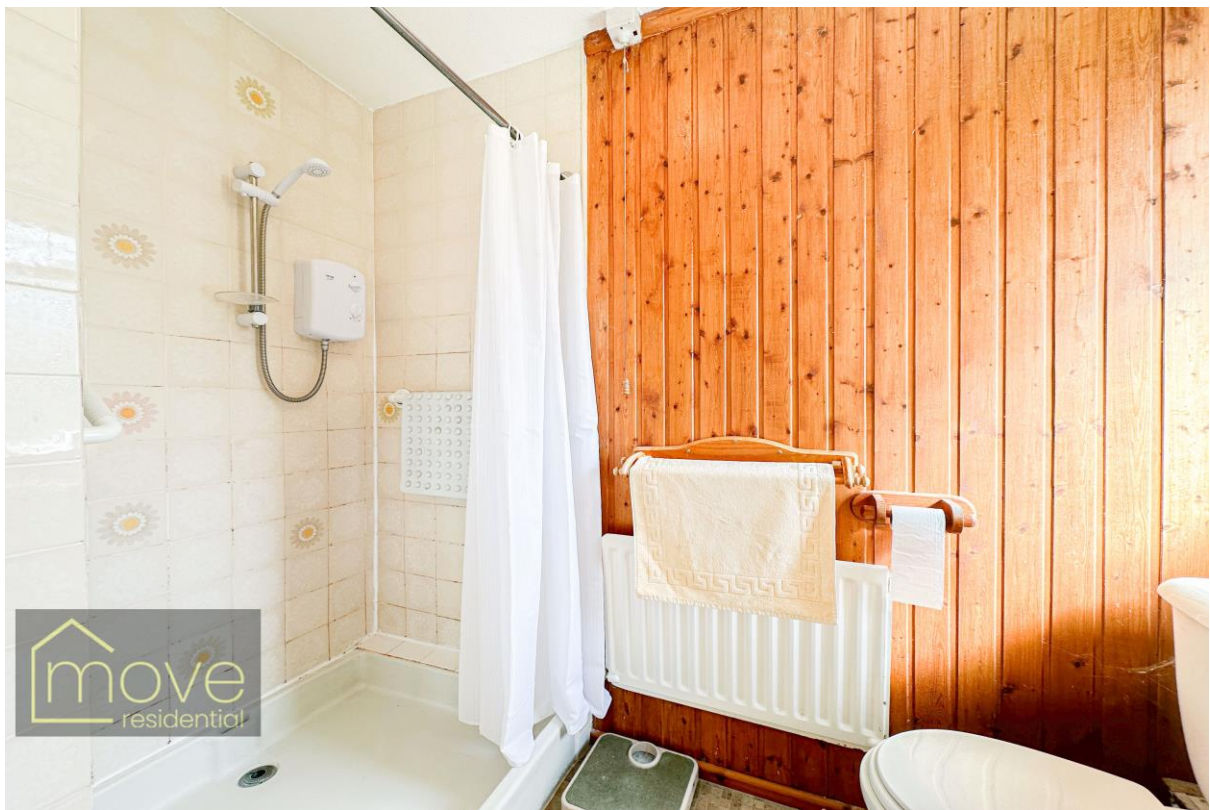














Description

Standing proudly on Menlove Gardens South in the desirable suburb of Calderstones, L18, is this substantial five bedroom detached residence, welcomed to the sales market courtesy of appointed agents, Move Residential. Offering generous living proportions throughout, the property offers a profusion of potential and would be an ideal purchase for a growing family looking for a home that they can put their own personal stamp upon in one of South Liverpool's most sought-after locations. Boasting an attractive and prominent frontage with a driveway for off-road parking, the property internally comprises; a welcoming entrance hallway, a bright and spacious bay-fronted family reception room, a secondary sitting room to the rear elevation with French patio doors that open out to the rear garden, a substantial fitted kitchen which flows into an extended sun room dining area, and a convenient ground floor WC. The tour of the home continues to impress as you ascend to the first floor where you will find three generously sized and very well presented double bedrooms - one of which benefits from an en suite shower room, a smaller double and a well proportioned single bedroom. Concluding the interior of the property is a family bathroom suite with a WC. Externally, to the front, there is a driveway for off-road parking and a large garage which offers additional storage space. To the rear of the property, there is a sizeable garden which offers an ideal space for alfresco dining and outdoor entertaining during warmer summer months. Residents of Menlove Gardens can also enjoy the well-maintained field area which is located to the front of this property, providing a brilliant green space for dog-walkers and outdoor recreational activities, whilst the highly popular Calderstones Park is just a short walk away. Further benefits to the property includes double glazing and gas central heating throughout. A viewing of the property is highly recommended to appreciate the generous living proportions, charm and endless potential this wonderful home has to offer.

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 café, 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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.