



Menlove Avenue, Calderstones, Liverpool, L18 3JF

- Impressive Five Bedroom Detached Family Home
- Set on an Expansive Plot with Potential for Development
- Four Beautiful Reception Rooms & Kitchen Diner
- En Suite, Family Bathroom & Shower Room
- Highly Desirable & Sought After Location
- Driveway for Off Road Parking with Single Integral Garage
- Generous Bedroom Accommodation
- Indoor Pool, Gym, Sauna & Changing Room



£1,395,000
Freehold

















move
residential



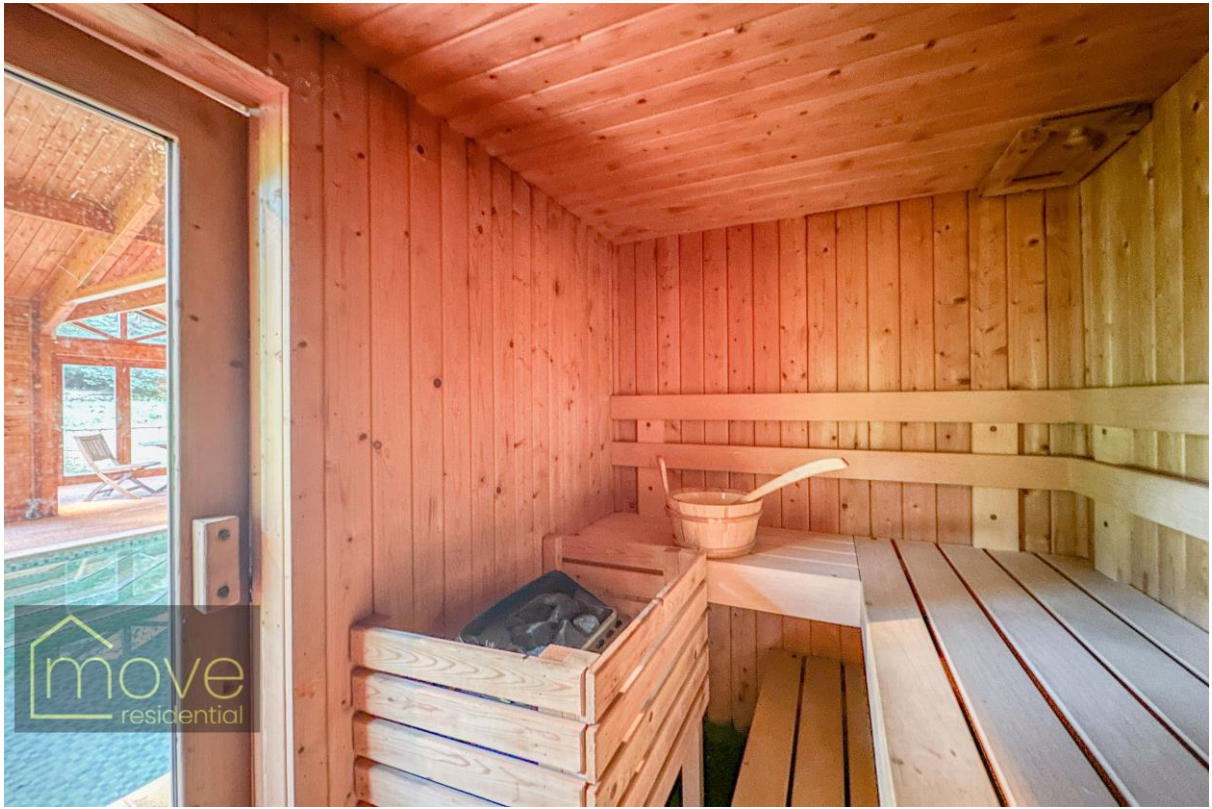
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Description

Standing proudly on the highly regarded, Menlove Avenue in the affluent suburb of Calderstones, L18, is this expansive five-bedroom detached family residence, introduced to the market by the esteemed agents, Move Residential. Positioned in a prime location on a sprawling, meticulously manicured plot, this property not only claims a fantastic position but also unveils substantial potential for development. With its immaculately kept grounds, it presents an exceptional opportunity for future enhancements. The residence itself exudes charm and character, retaining numerous original and decorative features throughout. An imposing and substantial frontage welcomes you into a gracious entrance hallway that seamlessly sets the tone for the rest of the accommodation. The ground floor unfolds into four inviting reception rooms, including a bright and spacious bay-fronted family lounge, illuminated by stunning dual-aspect windows. The grand formal dining room offers views and access to the delightful rear garden, complemented by an expansive through family lounge and a convenient office space or study. The large fully equipped kitchen diner, complete with a comprehensive range of units and integrated appliances, serves as an ideal space for family mealtimes. Completing the ground floor are a utility room, a boot room, a ground floor WC, and a storage room. Ascending to the first floor via an impressive galleried landing, you'll discover four well-presented and proportioned double bedrooms. The master bedroom boasts a private dressing room and a luxurious en suite. The first floor is perfected with a four-piece family bathroom suite and an additional shower room. Externally, the property is enhanced by the grounds which surround it, to the front of the property there is a substantial sized driveway which provides more than ample off road parking for several vehicles which is set behind secure wrought iron gates. A single integral garage provides additional storage space. To the rear there is an expansive and neatly manicured lawn which is much larger than neighbouring properties and is framed by mature, established greenery that provides a degree of privacy and seclusion. A patio area, ideal for alfresco dining and entertaining, enhances the outdoor recreational space. A remarkable feature is the wooden cabin housing a large swimming pool, hot tub area, sauna, gym, and a shower/changing room. Additional benefits include double glazing and gas central heating throughout.

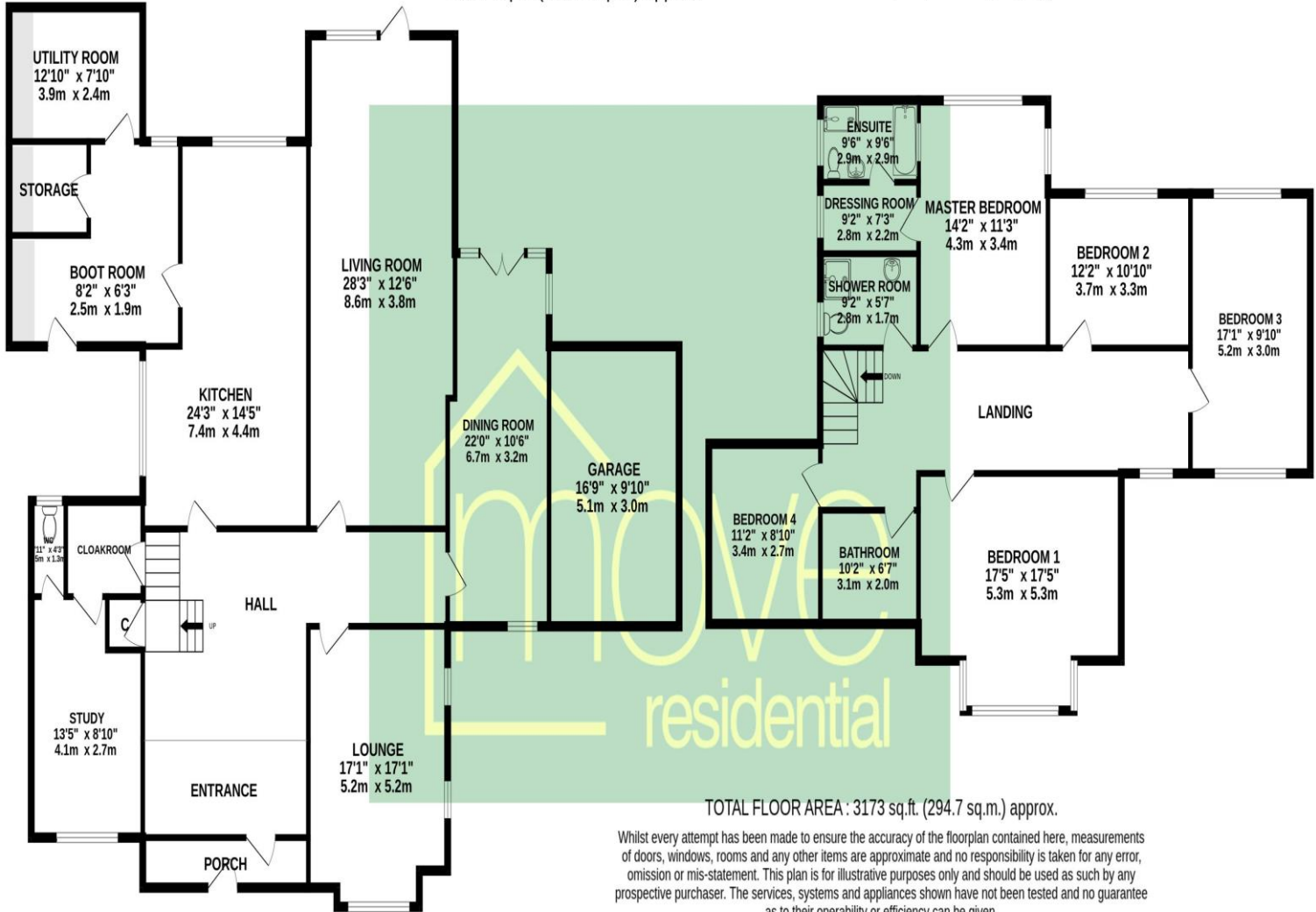
Location

The property is located on a much coveted stretch of Menlove Avenue and directly overlooks Calderstones Park which is one of Liverpool's premier green spaces and offers attractions such as The Calderstones Botanic Gardens and the Annual Liverpool Tennis Tournament. It is conveniently located for access to a wide and comprehensive range of amenities including established schooling covering all age ranges and faith groups in addition to several nearby parish churches. Allerton Road and Mather Avenue, which are situated close by, offer a comprehensive range of both local and superstore shopping in addition to a fine selection of wine bars, restaurants and a public library. Comprehensive road links are offered in the district bringing Liverpool City Centre and many further districts of Liverpool to within easy reach. Public transport services are readily available in the area via both road and rail and national and international travel is provided for at the John Lennon Liverpool Airport.

Floor Plan

GROUND FLOOR
1997 sq.ft. (185.5 sq.m.) approx.

1ST FLOOR
1176 sq.ft. (109.3 sq.m.) approx.

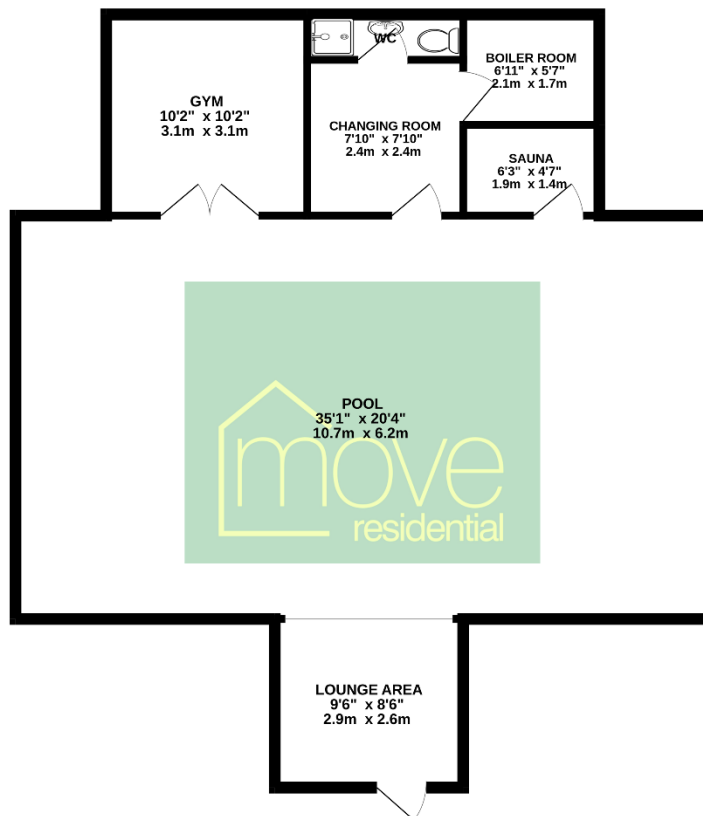


TOTAL FLOOR AREA : 3173 sq.ft. (294.7 sq.m.) approx.

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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POOL HOUSE
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.

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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.