



## The Beeches, Calderstones, L18 3LT

- Exceptional Four Bedroom Detached Family Home
- Extended and Immaculately Presented Throughout
- Impressive Open Plan, Kitchen, Dining & Living Area
- Luxurious Four Piece Family Bathroom Suite
- Located in the Sought After Calderstones Suburb
- Porch, Entrance Hall, Reception Room, Utility & WC
- Four Well Presented & Proportioned Double Bedrooms
- Garden, Driveway for Off Road Parking & Garage



£675,000























## **Description**

Move Residential are delighted to present this exceptional four bedroom detached family home situated on a generous plot within the highly sought after Calderstones suburb. The property boasts an attractive frontage and has been heavily extended to the rear to the highest standard. The interior is equally appealing, with generous living spaces, impeccable presentation and highly tasteful decoration throughout. Even the most discerning buyers are sure to be impressed. Following through the bright and inviting entrance hall, you are led into the spacious and welcoming reception room with an eye-catching wood burner at the heart, and then seamlessly onto the sensational extended open plan kitchen dining and living area. The striking modern kitchen features an array of stunning base and wall units with complementary worktops offering an abundance of surface space, as well as sleek integrated appliances. With an island at the centre and plenty of room for a substantial dining table, this is the ideal space for both family dining and entertaining guests. Sliding doors out to the rear garden run the full length of the room, illuminating this beautiful area with natural light, assisted by the feature skylight above. With such an abundance of room on offer, this space offers endless possibilities, with one corner currently in use as a charming playroom. Completing the ground floor is a convenient and stylish WC and a separate utility room providing extra storage space. Ascending to the first floor this property continues to impress, offering a grand total of four beautifully presented and generously sized double bedrooms, with the master benefitting from a private en-suite shower room. Concluding the interior of the property is a luxurious contemporary style four piece family bathroom suite, with a spectacular freestanding bath. Externally, the property further benefits from an incredible rear garden, featuring a vast lawn, a well maintained patio and a decked seating area. The ultimate space for alfresco dining and entertaining, as well as outdoor recreational activities for the whole family to enjoy. A substantial driveway to the front provides ample off road parking, along with a single garage for accommodating extra storage. This property promises to be an incomparable and enviable future residence for a family looking for their forever home in one of South Liverpool's most sought-after locations.

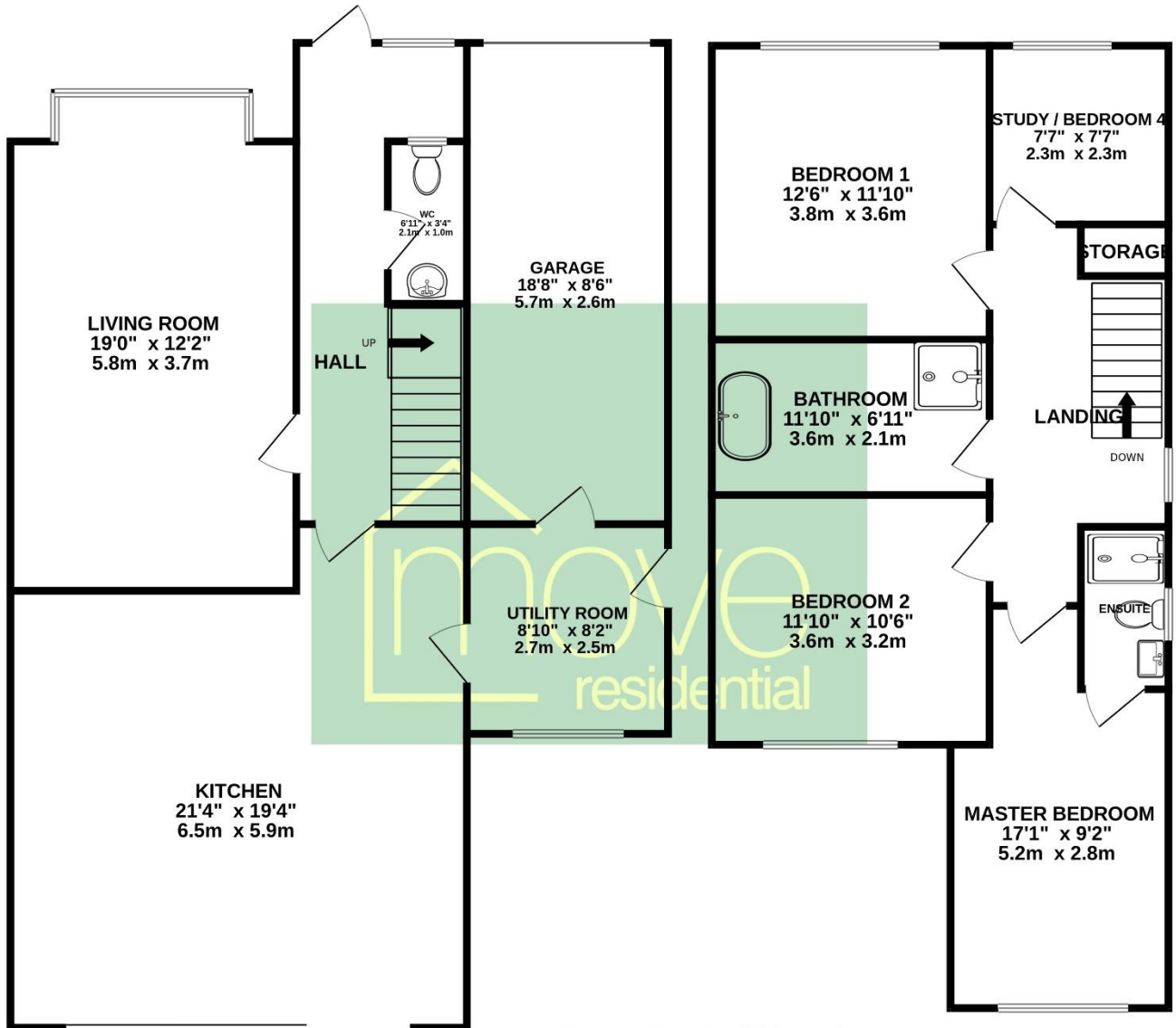
## **Location**

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, and the property falls within the catchment area for outstanding primary schools including Childwall C of E and Our Lady's Bishop Eton. 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

GROUND FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.

1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.6 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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## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 63 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.