



Beechfield Road, Calderstones, L18 3EH

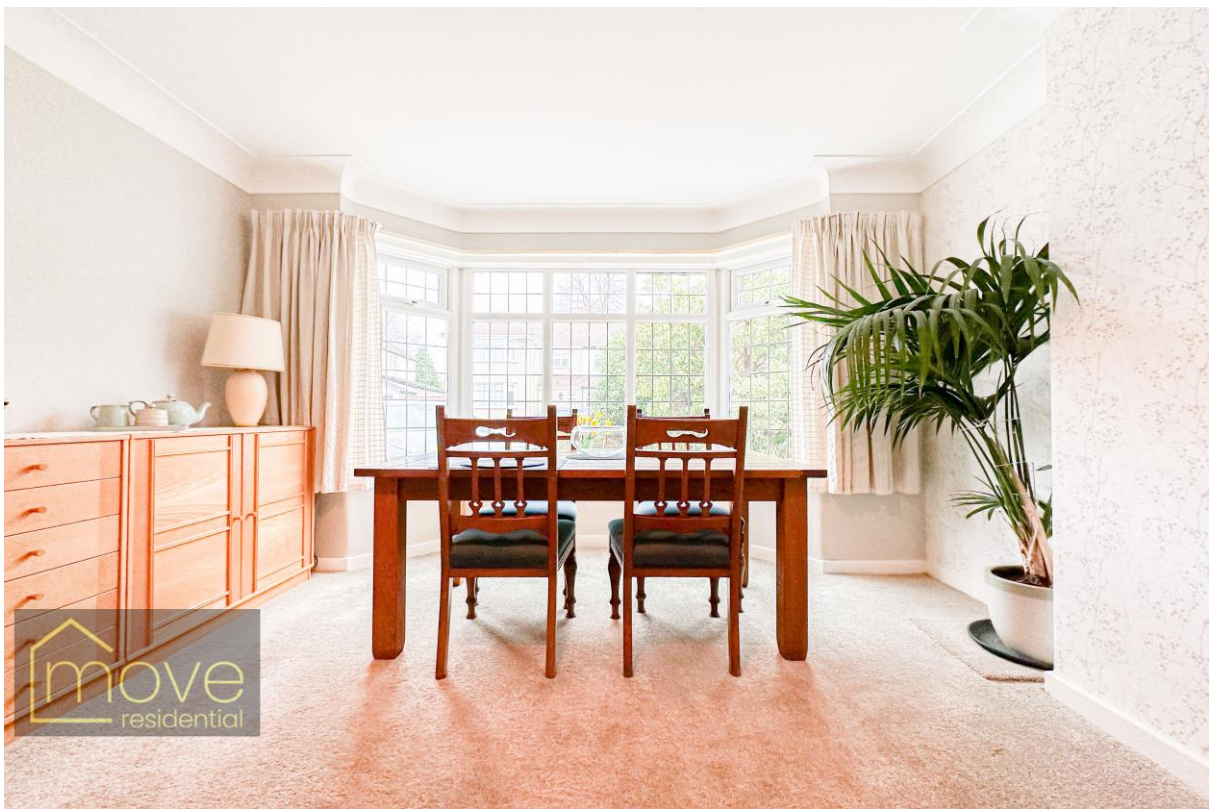
- Fabulous Three Bedroom Semi Detached Property
- Generous Living Proportions & Immaculately Presented
- Welcoming Lounge, Conservatory & Modern Kitchen
- Contemporary Three Piece Family Bathroom Suite
- Located in Highly Desirable Suburb of Calderstones
- Porch, Entrance Hall & Delightful Front Reception Room
- Two Double Bedrooms & Spacious Single Bedroom
- Lovely Garden to Rear & Flagged Driveway to Front



Offers Over £500,000



The logo for 'move residential' features the word 'move' in a lowercase, sans-serif font with a yellow outline, and 'residential' in a smaller, lowercase, sans-serif font below it. The text is set against a dark, semi-transparent rectangular background.

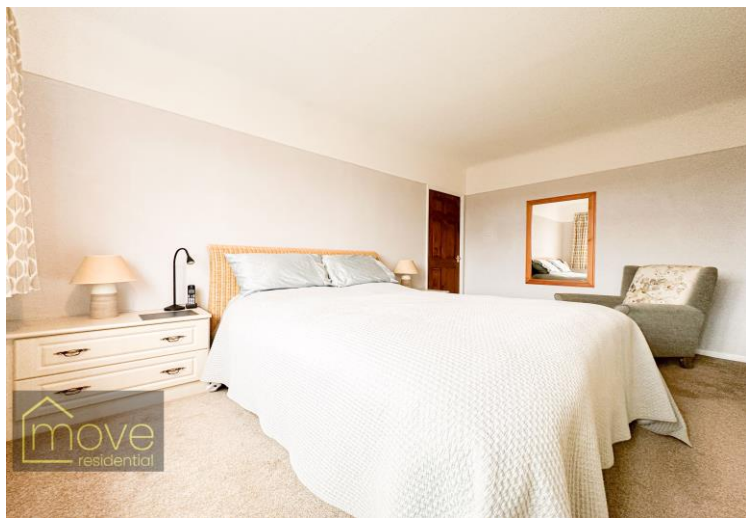


















Description

This fabulous three bedroom semi detached home, situated on Beechfield Road in the highly desirable suburb of Calderstones, L18, has arrived at the sales market courtesy of appointed agents, Move Residential. Boasting an attractive frontage, this beautiful property offers generous living proportions and is immaculately presented throughout, promising to be the perfect future home for a lucky family. Following through the porch you are greeted into the property by an inviting entrance hall, leading into the delightfully presented front reception room. Currently in use as a dining area, this room is awash with natural light courtesy of the large bay window. This is followed by a welcoming family lounge with an attractive feature fireplace at the centre. With glass doors leading onto the charming conservatory, the lounge area is also bathed in natural light. The kitchen is modern and stylish, featuring an array of high gloss base and wall units, plentiful worktop space, and sleek integrated appliances. Completing the ground floor accommodation is a convenient downstairs WC. The first floor continues to impress, offering two bright and spacious double bedrooms, both finished to a high standard, with one benefitting from attractive fitted wardrobes, and a well proportioned single room, currently in use as an office. Concluding the interior of the property is a contemporary style three piece family bathroom suite. Externally, the property further benefits from a beautifully landscaped south-facing rear garden, made up of a neatly maintained lawn, framed by a range of established greenery borders, and a patio area ideal for al fresco dining and entertaining. To the front there is a smartly flagged driveway providing ample off road parking.

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		Energy efficiency
1-20	G		

Floor Plan

Awaiting Image.

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.