



Beech Court, Calderstones, Liverpool, L18 3JZ

- Fantastic Two Bedroom Ground Floor Apartment
- Newly Refurbished - Immaculately Presented
- Two Generously Sized Double Bedrooms
- Balcony, Garage & Allocated Parking Space
- Situated in Sought After Suburb of Calderstones
- Entrance Hall, Fitted Kitchen & Spacious Lounge
- Luxurious Three Piece Family Bathroom Suite
- Quiet Location Close to Calderstones Park



Offers Over £170,000











Description

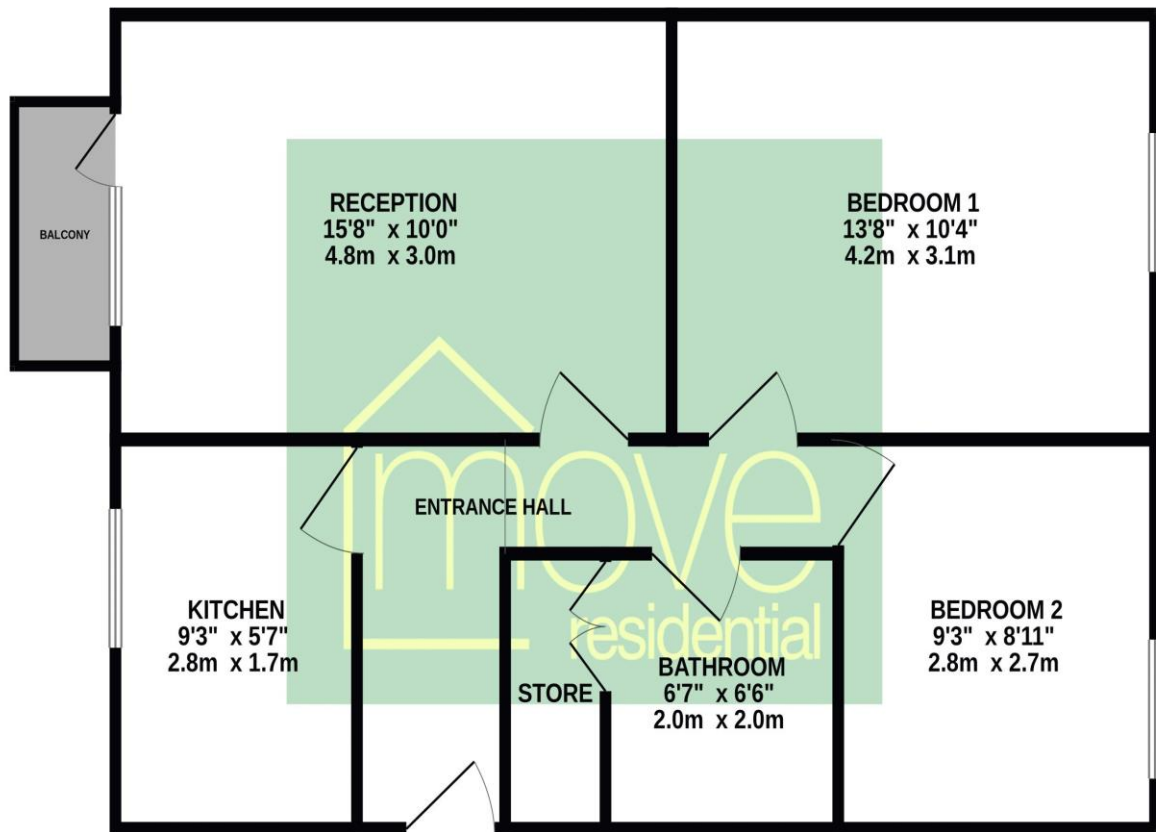
Located on Beech Court in the highly sought after suburb of Calderstones, L18, is this fantastic two bedroom ground floor apartment, proudly presented to the sales market by appointed agents, Move Residential. The property has been newly refurbished and is immaculately presented, boasting freshly re-painted walls along with new blinds and flooring throughout. This is not an opportunity to be missed for first time buyers looking to get on the property ladder or those looking to downsize, in a picturesque and peaceful location, just a stone's throw from Calderstones Park. Entering the property via the well-maintained communal entrance, you are greeted by an inviting entrance hall which leads into the brand-new kitchen, complete with stylish high gloss fitted base and wall units, complementary marble patterned worktops and sleek integrated appliances. This flows into the spacious and beautifully presented lounge area which is awash with natural light, with a door providing access out to the balcony, offering an idyllic spot for alfresco dining and enjoying the sun during the warmer months. There are two generously sized double bedrooms finished to a high standard, and completing the interior is a fully tiled luxurious three-piece family bathroom suite. The property further benefits from a garage situated in the communal car park, with an allocated parking space in front.

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.

Floor Plan

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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		81 B
69-80	C		
55-68	D	58 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.