

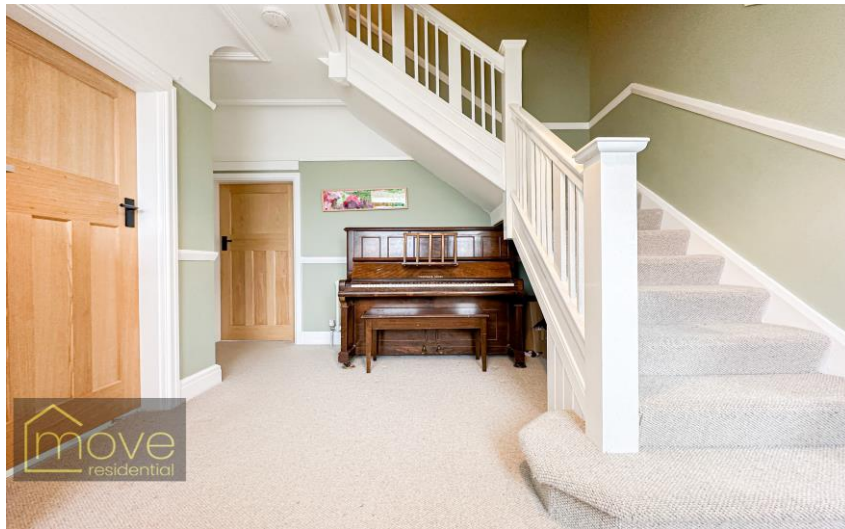


Montclair Drive, Calderstones, L18 0HA

- Exquisite Five Bedroom Semi Detached Property
- Generously Proportioned and Impeccably Presented
- Extended Open Plan Kitchen, Dining and Living Area
- Ensuite to Master & Four Piece Family Bathroom Suite
- Located in Sought After Suburb of Calderstones
- Entrance Hall, Front Reception Room, Utility & WC
- Four Spacious Double Bedrooms & Large Single Room
- Large Garden to Rear, Driveway and Garage to Front



Offers Over £780,000





















Description

This exquisite five-bedroom semi-detached residence standing proudly on Montclair Drive in the highly sought-after suburb of Calderstones, L18, is proudly presented to the sales market courtesy of appointed agents, Move Residential. The property has been extended to the highest standard, offering extremely generous and meticulously designed living proportions within. Available with no onward chain, this beautiful house promises to provide the perfect future home for a growing family looking to upsize in one of South Liverpool's most desirable areas. A grand entrance hall greets you into the property, setting a precedence for the rest of the home, and leads into a spacious and welcoming front reception room, boasting a large bay window which floods the space with natural light, as well as stunning restored floorboards. The ground floor centres around a vast open plan kitchen dining and living space, which occupies the 11m extension. This striking room is certain to impress, providing the ultimate space for enjoying family meals and quality time, as well as entertaining guests. The kitchen features an array of stylish base and wall units with complementary worktops offering plentiful surface space, sleek integrated appliances, and an eye-catching Belfast sink. At the centre is a spectacular island with space for bar stool seating, ideal for more casual dining. This expansive room currently accommodates a more formal dining area as well as a cosy seating area. With so much space on offer here, this versatile room can be tailored to suit the needs of future residents. Velux skylights above, along with bifold doors offering views and access out to the rear garden, illuminate this space in daylight, highlighting the high quality finishes and tasteful decoration. Completing the ground floor is a convenient WC and utility room. Ascending to the first floor, the property continues to impress offering a grand total of four bright and generously sized double bedrooms, and a spacious single room, all finished to an impeccable standard, with the master enjoying access to a contemporary style ensuite shower room. Concluding the interior of the property is a luxurious four piece family bathroom suite, featuring a walk in shower unit and fabulous bath tub. Externally, there is a lovely landscaped rear garden, made up of a lush lawn and smartly flagged patio area, providing a brilliant outdoor space for the whole household to enjoy, which further benefits from not being over-looked. To the front is a substantial driveway providing ample off road parking for at least two vehicles, as well as a garage accommodating additional storage space. A viewing of this stunning home is highly recommended to appreciate the high-quality specifications and spacious living proportions this property has to offer.

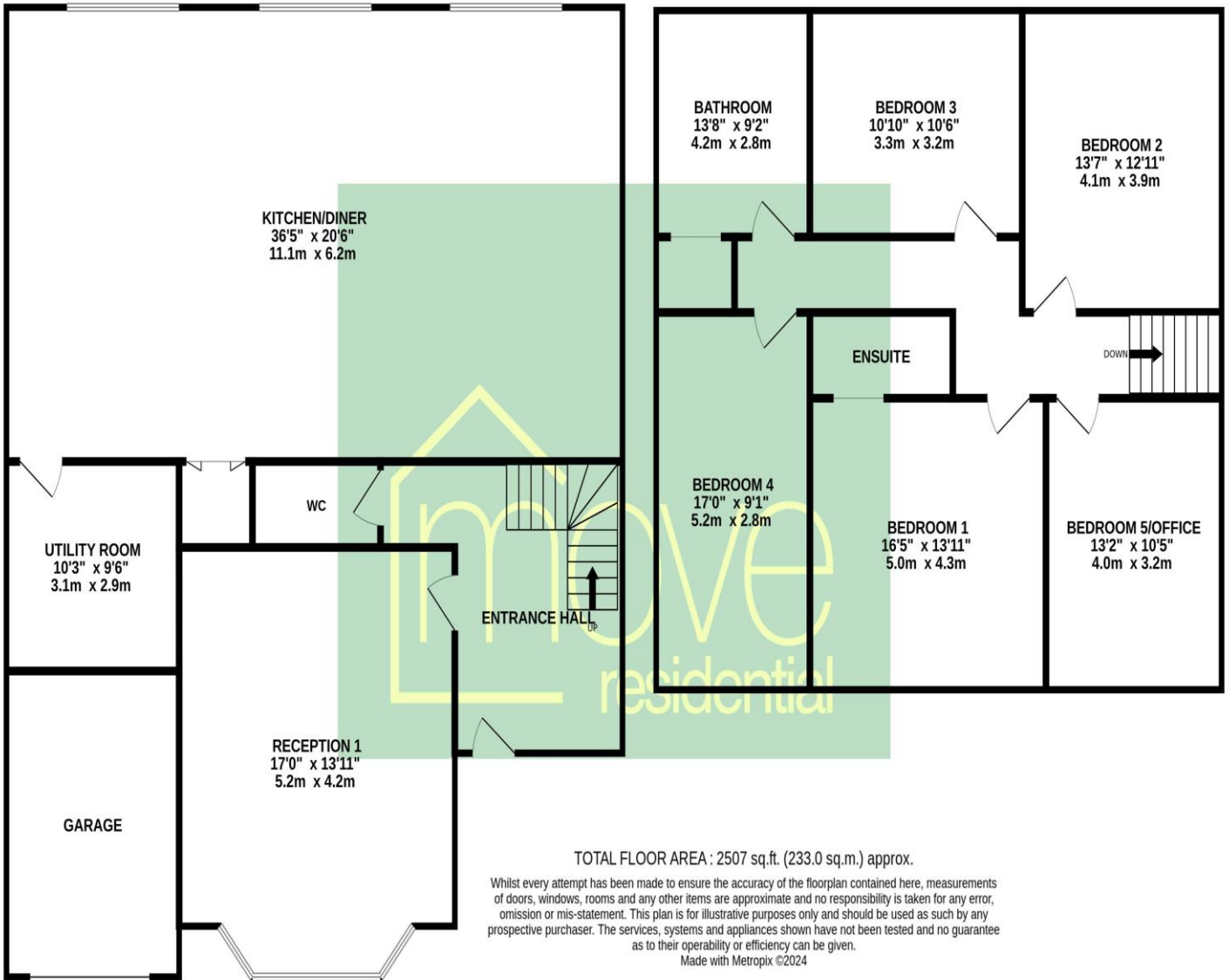
Location

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 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
1481 sq.ft. (137.6 sq.m.) approx.

1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.