



## Calderstones Road, Calderstones, L18 6HS

- \*\*\* GUIDE PRICE OF £600,000 - £650,000 \*\*\*
- Located in Desirable Suburb of Calderstones
- Porch, Reception Room, Kitchen Diner & Utility
- Expansive Tree Lined Grounds with Large Lawn
- Two Bedroom Detached Cottage with Vast Plot
- Unique & Exciting Development Opportunity
- Two Spacious Double Bedrooms & Shower Room
- Substantial Driveway Providing Off Road Parking



Guide Price £600,000







## **Description**

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Move Residential are thrilled to present this truly unique development opportunity to the sales market, offering the chance to purchase this charming two bedroom detached cottage nestled in a vast plot, in the heart of the ever desirable suburb of Calderstones, L18. Surrounded by sandstone walls and tree-lined grounds, this characterful lodge holds a piece of Liverpool's heritage, having originally been part of Calderstones school which stands behind it. The cottage boasts an enchanting frontage that exudes character, and offers generously proportioned living accommodation within, consisting of a porch, a reception room featuring an eye-catching open gas fire, along with a fitted kitchen diner and a separate utility room. There are two spacious double bedrooms on offer, as well as a contemporary style three-piece shower room. The property is further enhanced by the idyllic and extensive grounds that surround it, with an expansive garden made up of a sweeping lawn, secluded by established greenery borders which offer privacy to this tranquil outdoor environment. To the side of the property is a substantial driveway providing ample off-road parking. This plot accommodates endless opportunity for development and is bursting with potential to become a truly spectacular and incomparable home for a lucky buyer, preserving the original cottage at the heart of the residence. Such a sizable plot in this area rarely becomes available, so this is a chance not to be missed for those looking to create their dream 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. 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

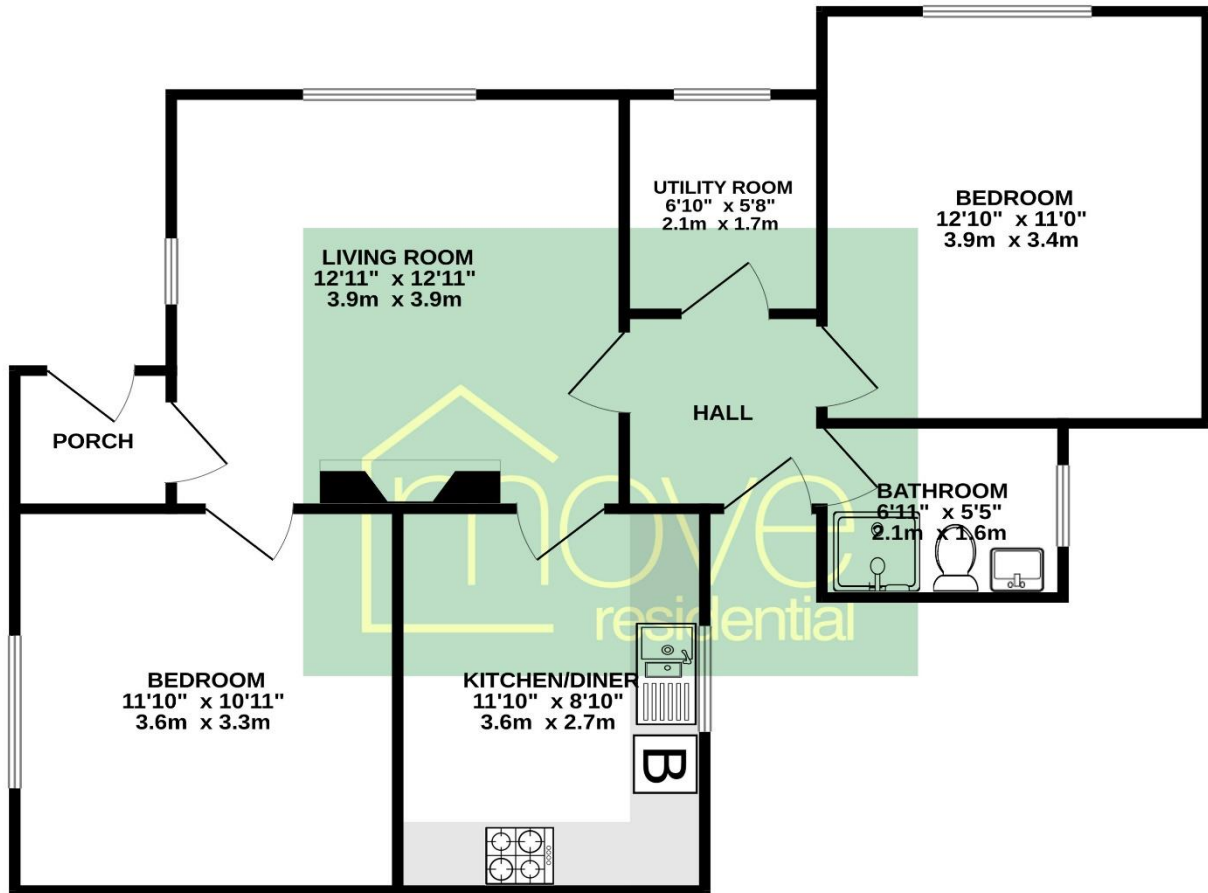
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Site Map



## Floor Plan

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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## 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.