



Fawley Road, Calderstones, L18 9TE

- Five Bedroom Executive Semi Detached Property
- Newly Renovated to the Highest Specifications
- Extended Kitchen Diner with Bifold Doors
- Luxurious Family Bathroom Suite & Balcony
- Located in the Desirable Suburb of Calderstones
- Entrance Hall & Two Spacious Reception Rooms
- Five Double Bedrooms & Ensuites to Two Main
- Expansive Lawned Garden to Rear & Driveway



Offers Over £850,000





Description

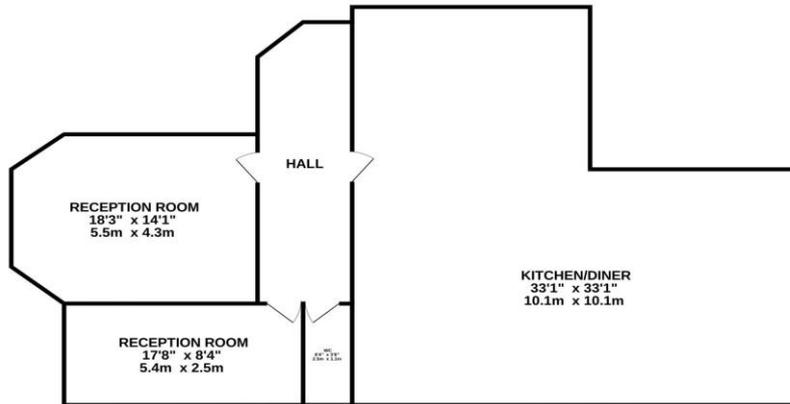
A rare opportunity has arisen within the sales market to purchase this newly renovated executive five bedroom semi detached residence, enjoying an enviable location on Fawley Road in the highly sought-after suburb of Calderstones, L18. Offering expansive living proportions over three floors, finished to exceptional specifications throughout, this stunning 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 desirable locations. The property exudes curb appeal, boasting an immaculate modern frontage, which sets a precedent for the interior to follow. A grand hallway welcomes you into the home, leading into two spacious reception rooms, the first benefitting from a large bay window which floods the space with natural light. To the rear is a vast extension which will accommodate the impressive open plan kitchen diner, where there is the exciting opportunity for the buyer to have an input on the design of the kitchen. This space is certain to be the heart of the home, providing the perfect setting for family mealtimes and entertaining guests, enjoying bifold doors which provide views and access out to the rear garden, illuminating the room in daylight. Ascending to the first floor, the outstanding quality continues, with four generously sized double bedrooms on offer, the main bedroom enjoying a bay window and the added luxury of ensuite facilities, along with a deluxe family bathroom suite. This floor further benefits from a charming balcony, providing an idyllic spot to soak up the sun in the warmer months. At the pinnacle of the property, the second floor provides an exceptionally spacious fifth bedroom complete with ensuite facilities. The property is further enhanced by the beautifully landscaped laid lawn garden to the rear, which boasts a range of established greenery borders, along with an inviting patio area, ideal for al-fresco dining and entertaining. To the front, a substantial smartly flagged driveway provides ample off road parking. A viewing is highly recommended to fully appreciate the generous proportions and the high quality finishes that this property has to offer, which are sure to impress even the most discerning of buyers.

Location

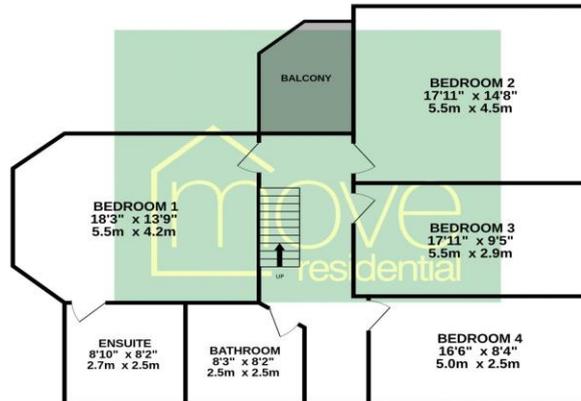
Calderstones is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached 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

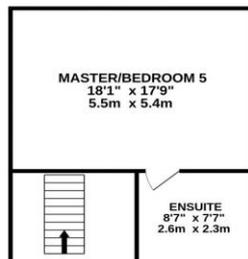
GROUND FLOOR
1470 sq.ft. (136.6 sq.m.) approx.



1ST FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 2960 sq.ft. (275.0 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		82 B
69-80	C	78 C	
55-68	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.