



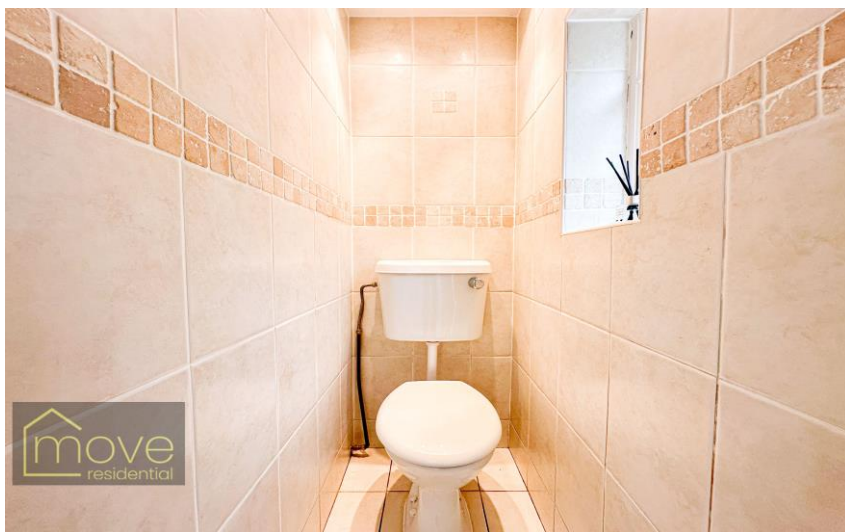
## Dudlow Drive, Calderstones, L18 2HB

- Beautiful Four Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Presented
- Modern Fitted Kitchen Diner, Study Room & WC
- Contemporary Style Four Piece Family Bathroom
- Located in Ever-Desirable Suburb of Calderstones
- Porch, Hallway & Two Spacious Reception Rooms
- Four Generously Sized & Bright Double Bedrooms
- Delightful Garden to Rear, Driveway & Garage



£700,000















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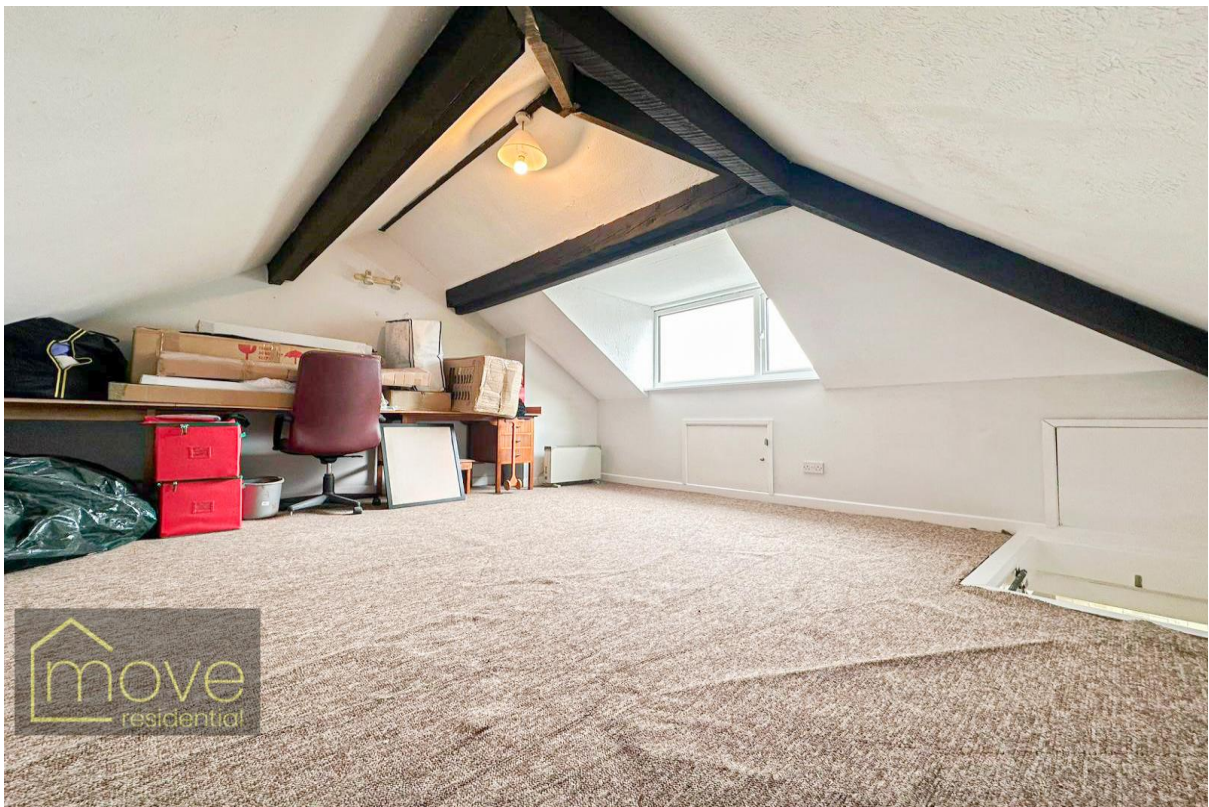
















## Description

Move Residential are delighted to showcase for sale, with no onward chain, this beautiful four bedroom semi detached home, standing proudly on Dudlow Drive in the ever sought-after and affluent suburb of Calderstones, L18. This show stopping property occupies an expansive plot, enjoying exceptionally generous living proportions throughout, whilst boasting an attractive frontage and beautifully presented interiors within that exude traditional elegance. You are greeted into the property by a grand entrance hall, which makes a fabulous first impression and sets a precedent for the accommodation to follow, leading into the first of two spacious reception rooms. The stunning front lounge is awash with natural light courtesy of the large bay window with fitted shutters, and has been tastefully decorated showcasing exquisite original features such as the ornate ceiling details and eye-catching fireplace, presenting both a stylish and welcoming place to relax. The refined décor continues to the rear reception room which has been extended to accommodate both a sitting area and formal dining space, with skylights and sliding doors out to the first of two patio areas and lovely rear garden, illuminating the room in daylight. Beautifully presented and also benefitting from a spectacular fireplace, this is the perfect space for enjoying family mealtimes and entertaining guests. This leads onto the generously sized modern kitchen diner which is complete with an abundance of fitted base and wall units and complementary granite worktops offering plentiful surface space, along with ample room for a dining table to enjoy family mealtimes. The ground floor is completed by a bright and airy study room as well as a convenient separate WC. The outstanding quality continues to the first floor, where you will discover a grand total of four generously sized double bedrooms, all finished to an immaculate standard and receiving plenty of natural light, with attractive custom built fitted bedroom furniture featuring throughout, and the master bedroom further benefitting from a bay window with fitted shutters. This floor is also home to a contemporary style fully tiled four-piece family bathroom suite complete with a digital power shower, which with such generous proportions on offer could be converted into two separate bathrooms if so desired. At the pinnacle of the property is a substantial loft room which provides an abundance of additional storage space whilst also presenting exciting potential for conversion. Externally, the property is further enhanced by the charming rear garden, which offers the ultimate outdoor space for the whole household to enjoy. The garden is made up of an expansive and neatly maintained lawn area, ideal for family recreational activities, as well as patio areas providing the perfect spot for al-fresco dining and entertaining during the warmer months. To the front is a smartly flagged driveway accommodating off-road parking, as well as a sizable garage. The property further benefits from gas central heating. This 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.



## 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.

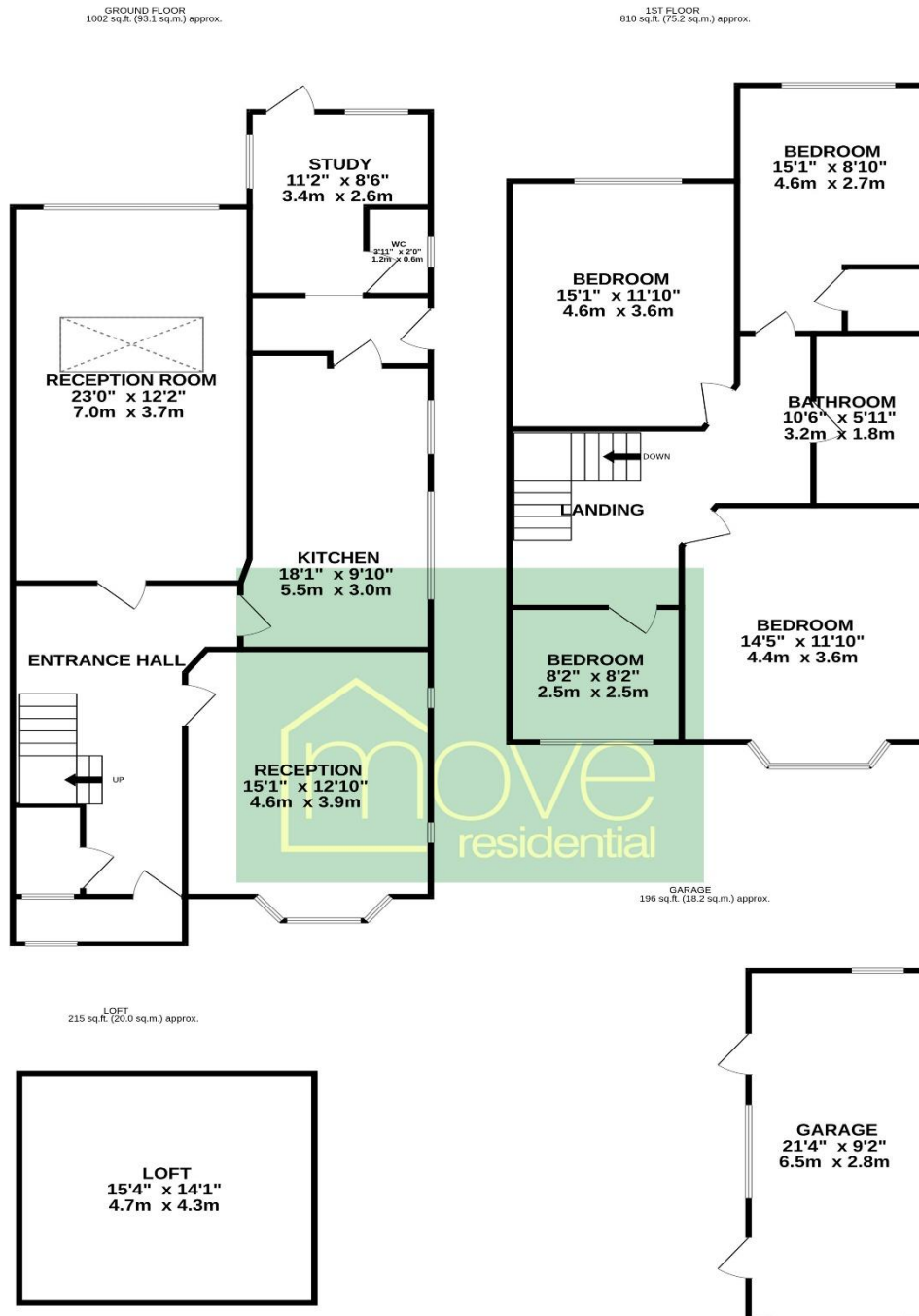
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.

# Floor Plan



TOTAL FLOOR AREA : 2222 sq.ft. (206.4 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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