



Beech Court, Calderstones, L18 3JZ

- Exceptional Three Bedroom Bungalow Property
- Generous Proportions Finished to High Standard
- Two Generously Sized & Bright Double Bedrooms
- Luxurious Tiled Four Piece Family Bathroom Suite
- Located in Sought-After Suburb of Calderstones
- Striking Open Plan Kitchen, Dining & Living Area
- Ensuite Facilities to Master & Spacious Single Room
- Lovely Lawned Garden to Rear & Off Road Parking



Guide Price £495,000















Description

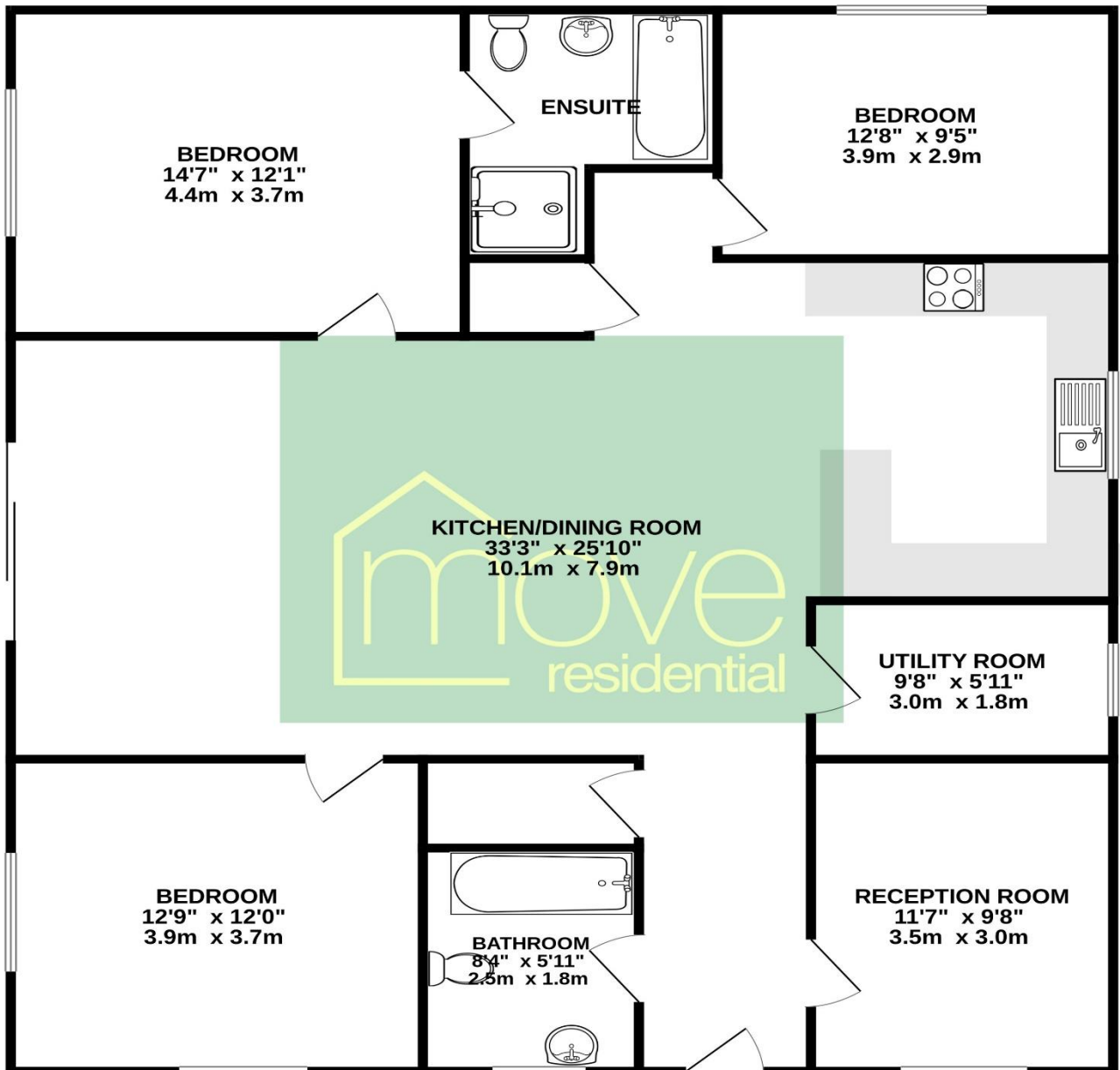
A rare opportunity has arisen within the sales market to purchase this truly stunning three bedroom bungalow, enjoying a peaceful location in the heart of the highly sought-after suburb of Calderstones, L18, just a stone's throw from Calderstones Park. This brand-new home boasts an attractive modern frontage, with exceptionally spacious living proportions throughout, finished to the very highest specifications, promising to be an incomparable future family home for a lucky buyer. You are welcomed into the property by a bright and inviting entrance hall, leading through to the striking open plan kitchen dining and living space which this home centres around. Spectacular high ceilings complete with feature skylight windows flood this room with natural light, giving it a bright and airy feel. The kitchen has been designed to an exceptional standard, featuring a vast array of elegant fitted base and wall units, with complementary worktops offering plentiful surface space, and sleek integrated appliances. This presents the ultimate versatile social space for enjoying family mealtimes and entertaining guests, with ample room to accommodate a dining and sitting area to the rear of the room, where Bifold doors offer views and access out to the lovely garden, illuminating the space in daylight. The sleeping accommodation continues to impress, with two generously sized double bedrooms and a well-proportioned single room, all immaculately presented and receiving an abundance of natural light courtesy of the remarkably large windows. The master benefits from the added luxury of private en-suite bathroom facilities and completing the interior of the property is a deluxe four-piece family bathroom suite featuring stylish tiles to the walls and floor. This property is further enhanced by the charming rear garden, made up of a beautifully manicured lawn with leafy trees offering privacy and seclusion. A smartly paved driveway provides ample off-road parking. A viewing is highly recommended to fully appreciate the exceptional quality finishes and generous proportions that this unique home 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
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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

Awaiting Image.

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.