



## Lynnbank Road, Calderstones, L18 3HF

- Exceptional Five Bedroom Semi Detached Family Home
- Immaculately Presented & Extended to High Standard
- Outstanding Open Plan Kitchen, Dining & Living Area
- Fabulous Fifth Bedroom Complete with Balcony & Ensuite
- Located in Desirable & Affluent Suburb of Calderstones
- Entrance Hall, Family Lounge, Study, Gym, Utility & WC
- Three Double Bedrooms, Single & Four-Piece Bathroom
- Fantastic Rear Garden, Electric Gates to Off Road Parking



Offers Over £770,000



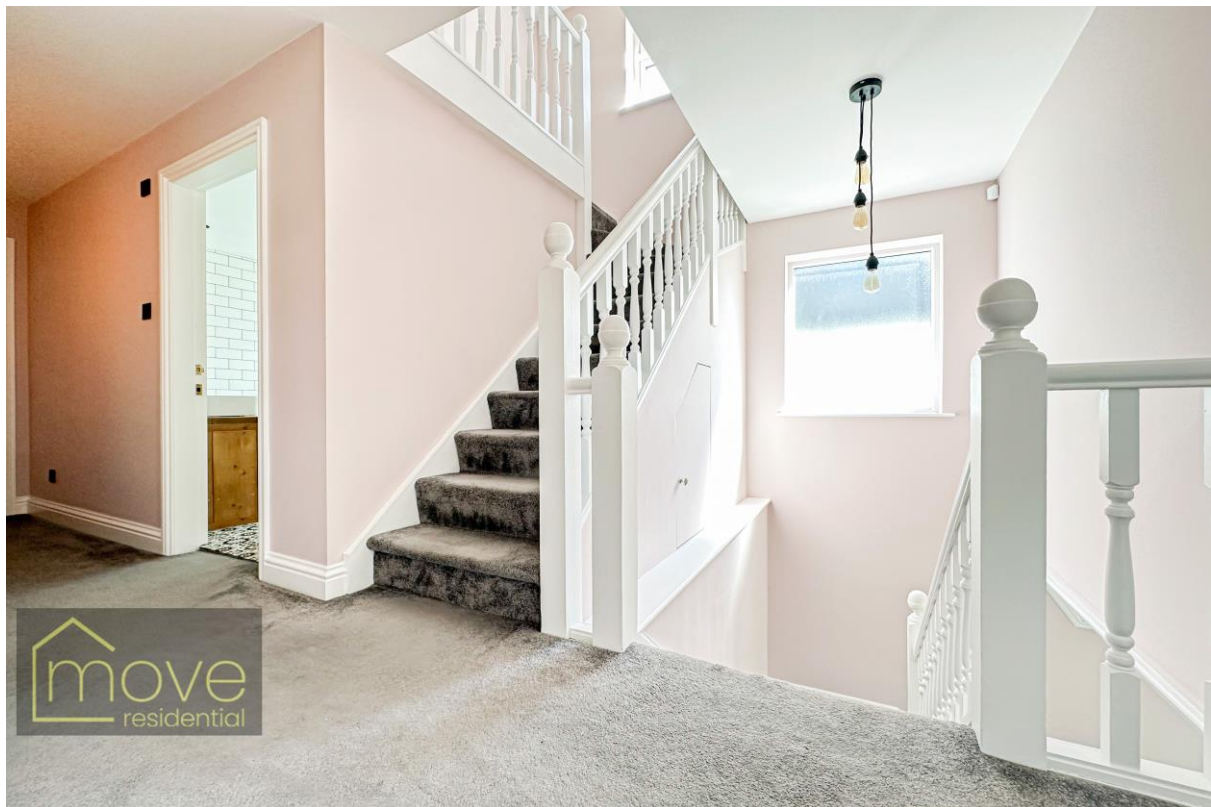










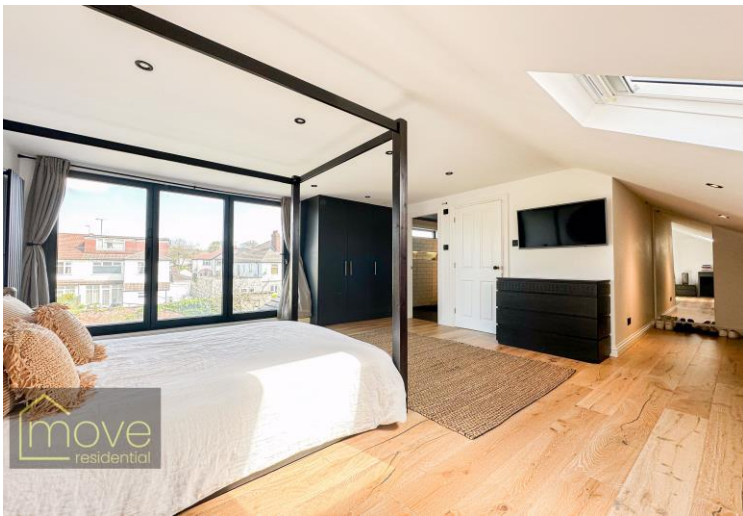




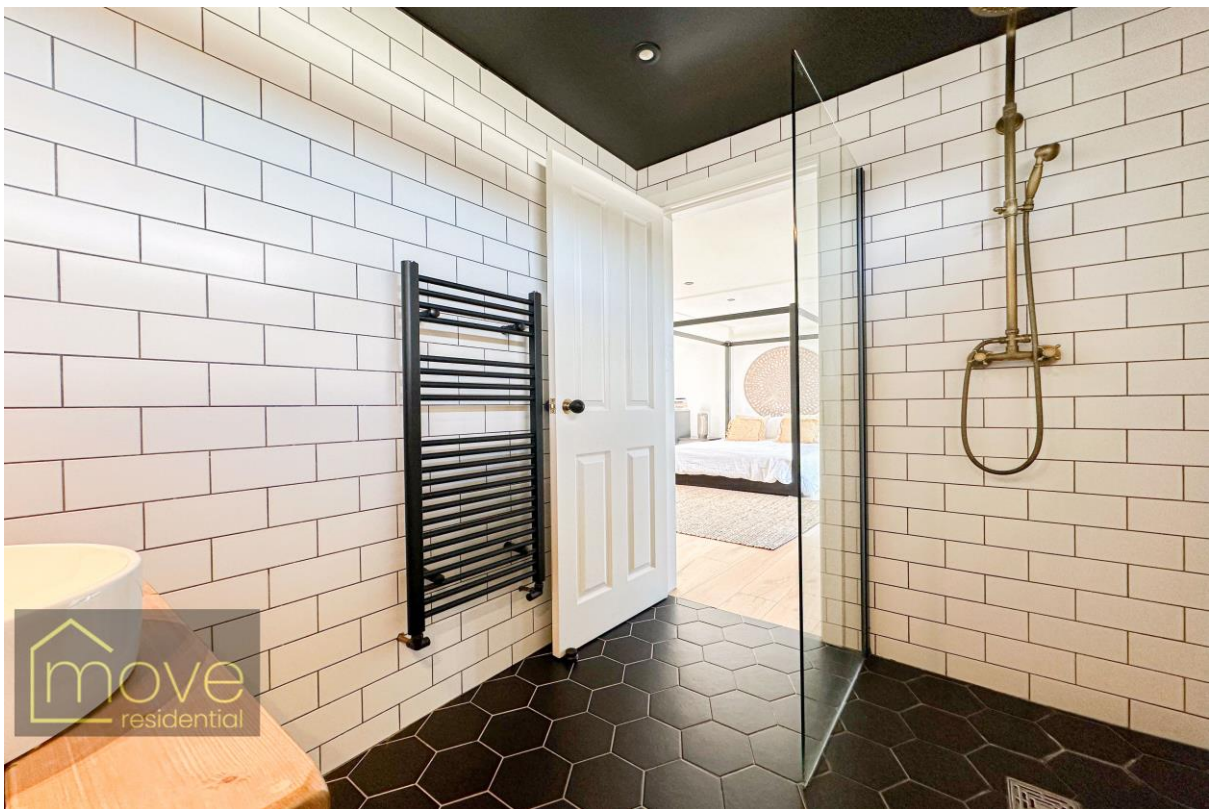
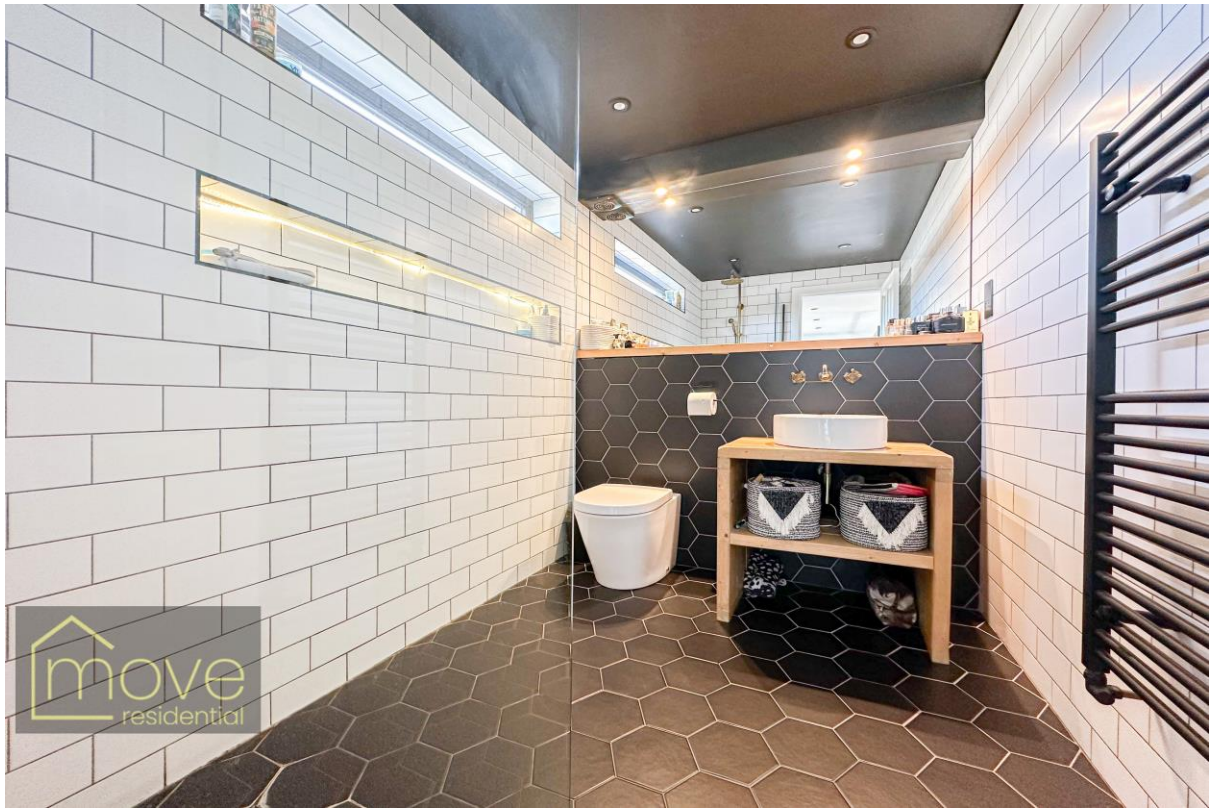


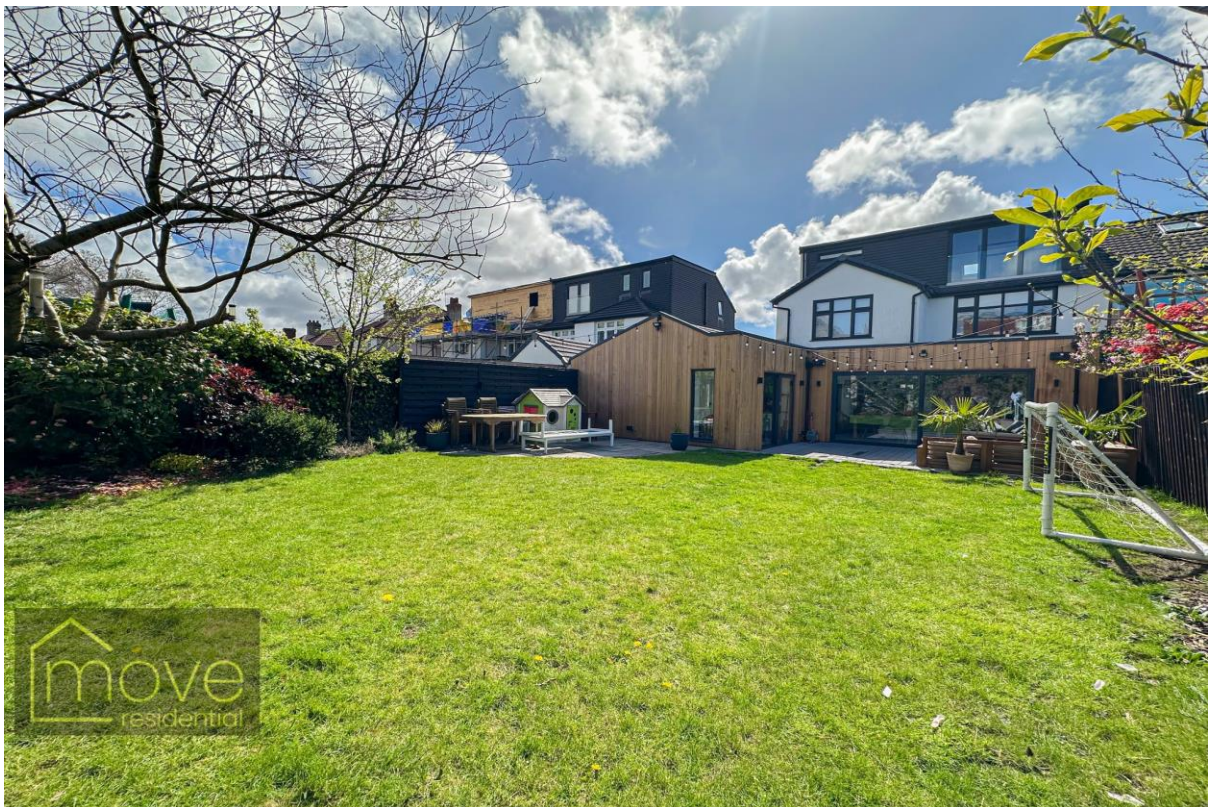
















## Description

Enjoying a prime position on Lynnbank Road in the ever sought-after and affluent suburb of Calderstones, L18, is this exceptional five bedroom semi-detached residence, proudly showcased for sale by appointed agents Move Residential. The property has been extended to the very highest of standards, offering vast living proportions over three floors, which have been finished to an immaculate level, boasting meticulous attention to detail throughout. Certain to impress even the most discerning of buyers, this stunning property promises to make an enviable future home for a very lucky family. You are greeted into the residence by an inviting entrance hall, boasting tasteful décor and an attractive parquet flooring, setting a precedent for the accommodation to follow, whilst guiding you into the sensational front reception room. The spacious family lounge is awash with natural light courtesy of a large bay window and is finished in an elegant décor with an eye-catching feature fireplace at the center, presenting both a stylish and welcoming space to relax with family and friends. At the heart of this fabulous home is an outstanding extended open plan kitchen dining and living area, which provides the ultimate sociable space, perfect for enjoying family mealtimes and entertaining guests. This room has evidently been designed to the highest specifications, with underfloor heating throughout and sliding patio doors offering views and access out to the rear garden, which along with the skylights above, flood this space with daylight. The kitchen is complete with an array of sleek fitted base and wall units, complementary worktops offering plentiful surface space, and sleek integrated appliances. At the centre is a magnificent island which provides further worktop space, whilst also acting as a breakfast bar, presenting an ideal spot for more casual dining. This impeccably decorated and versatile space offers ample room to accommodate both a formal dining table and relaxed sofa area, undoubtedly equipped to meet all the needs of future occupants. There is a further extension off the kitchen, complete with sliding doors and skylights, creating a bright and airy space which is currently in use as a gym but would be suitable for a range of different purposes. The garage has been converted to offer a study room, and completing the ground floor is a convenient separate utility room and WC. Ascending to the first floor, it becomes clear the outstanding quality continues upstairs, with the sleeping accommodation consisting of three generously sized double bedrooms and a spacious single room, all finished to an excellent standard featuring plush carpeting, and receiving plenty of natural light, with the front bedroom enjoying a large bay window. This floor further benefits from a luxurious four-piece family bathroom suite, complete with a walk-in shower unit and spectacular bathtub, which has been fully tiled with chic subway tiling and boasts a stylish patterned floor. At the pinnacle of the property, the dormer conversion is home to the fabulous fifth bedroom, which exceeds all expectations. Boasting a wood-style laminate flooring and a sophisticated décor, this bedroom further enjoys bi-fold doors offering access out to the juliet balcony which provides scenic views, whilst illuminating the room in natural light. This final bedroom additionally enjoys the added luxury of a deluxe en-suite shower room. The home is further enhanced by the delightful rear garden which presents the ultimate outdoor space for the whole household to enjoy, made up of a neatly maintained lawn, ideal for recreational activities, as well as a smart decking area, perfect for al-fresco dining and entertaining. To the front, a secure electric gate offers access to the substantial driveway which provides ample off-road parking for multiple vehicles. This outstanding residence presents an opportunity not to be missed for those looking for their forever family 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.

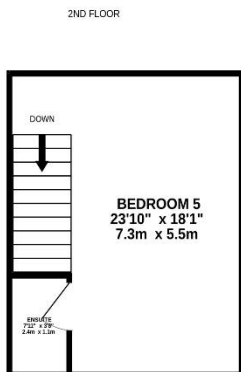
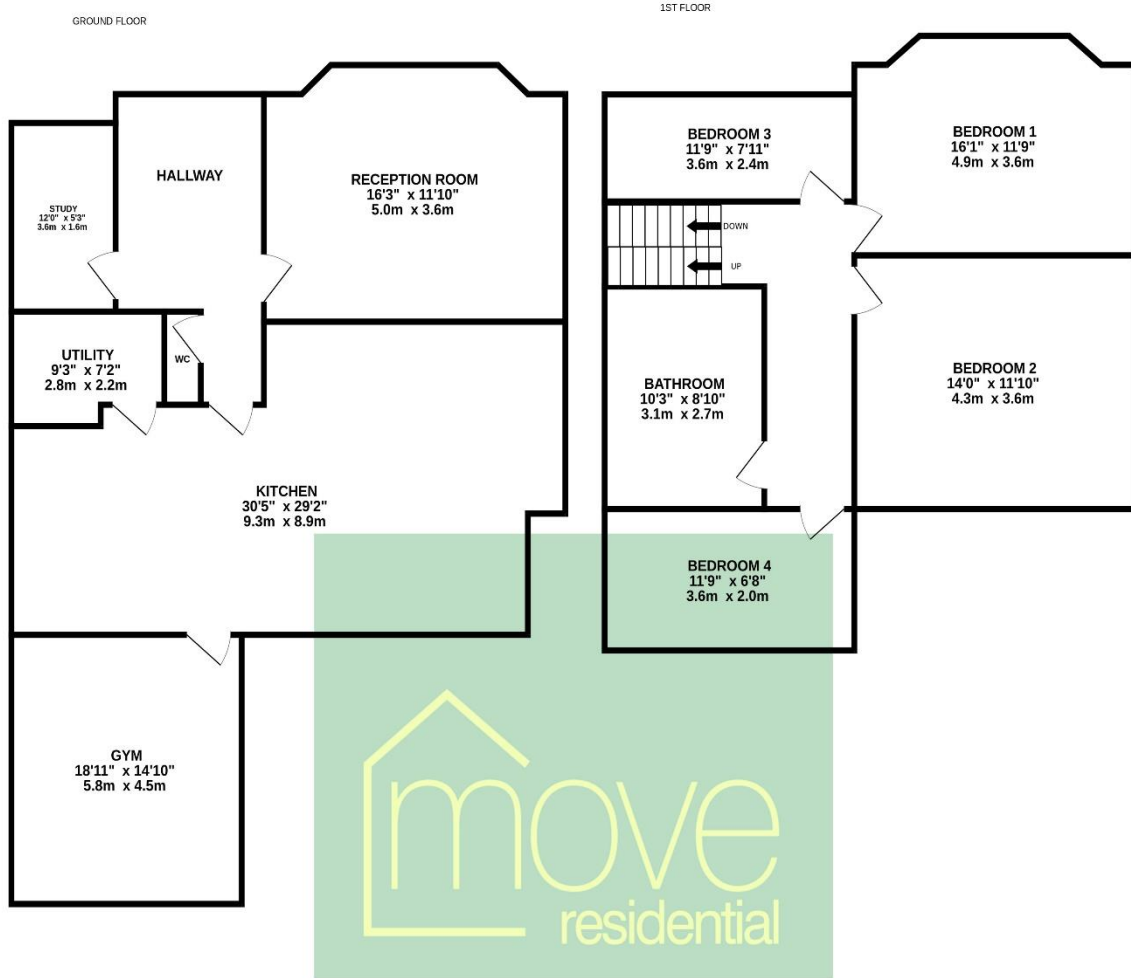
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 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



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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