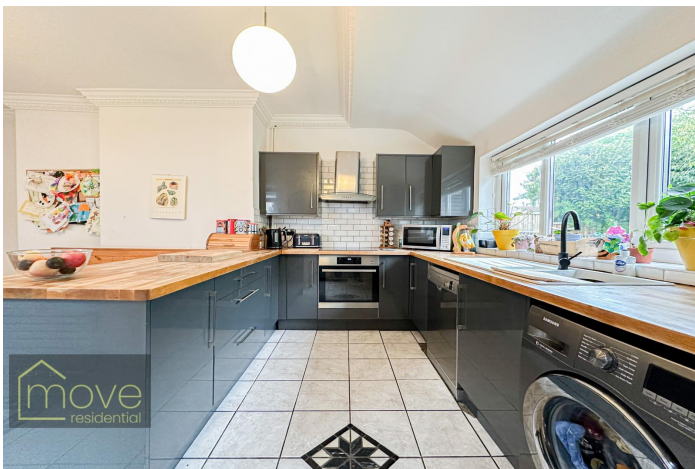




## Cromptons Lane, Calderstones, L18 3EX

- Stunning Four Bedroom Semi Detached Residence
- Generously Sized & Beautifully Finished Throughout
- Impressive Open Plan Kitchen Diner & Shower Room
- Deluxe Fully Tiled Three Piece Family Bathroom Suite
- Prime Location in Desirable Suburb of Calderstones
- Entrance Hall & Two Welcoming Reception Rooms
- Four Spacious & Well-Presented Double Bedrooms
- Delightful Rear Garden & Off-Road Parking to Front



£595,000







































## Description

In the heart of the affluent and sought-after suburb of Calderstones, L18, stands this truly stunning four bedroom semi detached home, proudly presented to the sales market by appointed agents, Move Residential. Situated on the coveted Cromptons Lane, this property boasts an attractive frontage, with generous and beautifully presented living proportions throughout, promising to make an enviable future home for a lucky family. Following through the exquisite stained-glass adorned front door, you are greeted into the residence by an inviting entrance hall, boasting a solid oak flooring which continues into the two spacious reception rooms that follow. The elegant front lounge is awash with natural light, courtesy of a large bay window with ornate stained-glass detailing, and also features an eye-catching fireplace. Finished in a tasteful décor, this presents a stylish and welcoming atmosphere for relaxing with family and friends. The secondary reception room also benefits from a feature fireplace, as well as french doors which offer views and access out to the rear garden, illuminating the space in daylight. This is followed by an open plan kitchen diner that is certain to impress, providing the ideal space for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of sleek high gloss fitted base and wall units, complementary solid oak worktops offering plentiful surface space, and integrated appliances. There is ample room for a substantial dining table, with bench-style seating accommodating further sitting space. Concluding the ground floor is a contemporary style three-piece family bathroom suite, featuring chic tiling to the walls and floor and a heated towel rail. The high standard continues to the first floor, where you will discover four generously sized double bedrooms, all well-presented featuring plush carpeting, and receiving plenty of natural light, with the master further benefitting from a fabulous bay window with stained-glass detail. Completing the interior of this spectacular home is a deluxe fully tiled three-piece family bathroom suite. Externally, the property enjoys a substantial rear garden, which provides the ultimate outdoor space for the whole family to enjoy. A vast and neatly maintained lawn offers plenty of space for family recreational activities, whilst the patio and raised decking area provide an idyllic spot for al-fresco dining and entertaining. To the front, a smartly paved driveway accommodates off-road parking. This beautiful home presents an opportunity not to be missed for a family looking for their forever 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

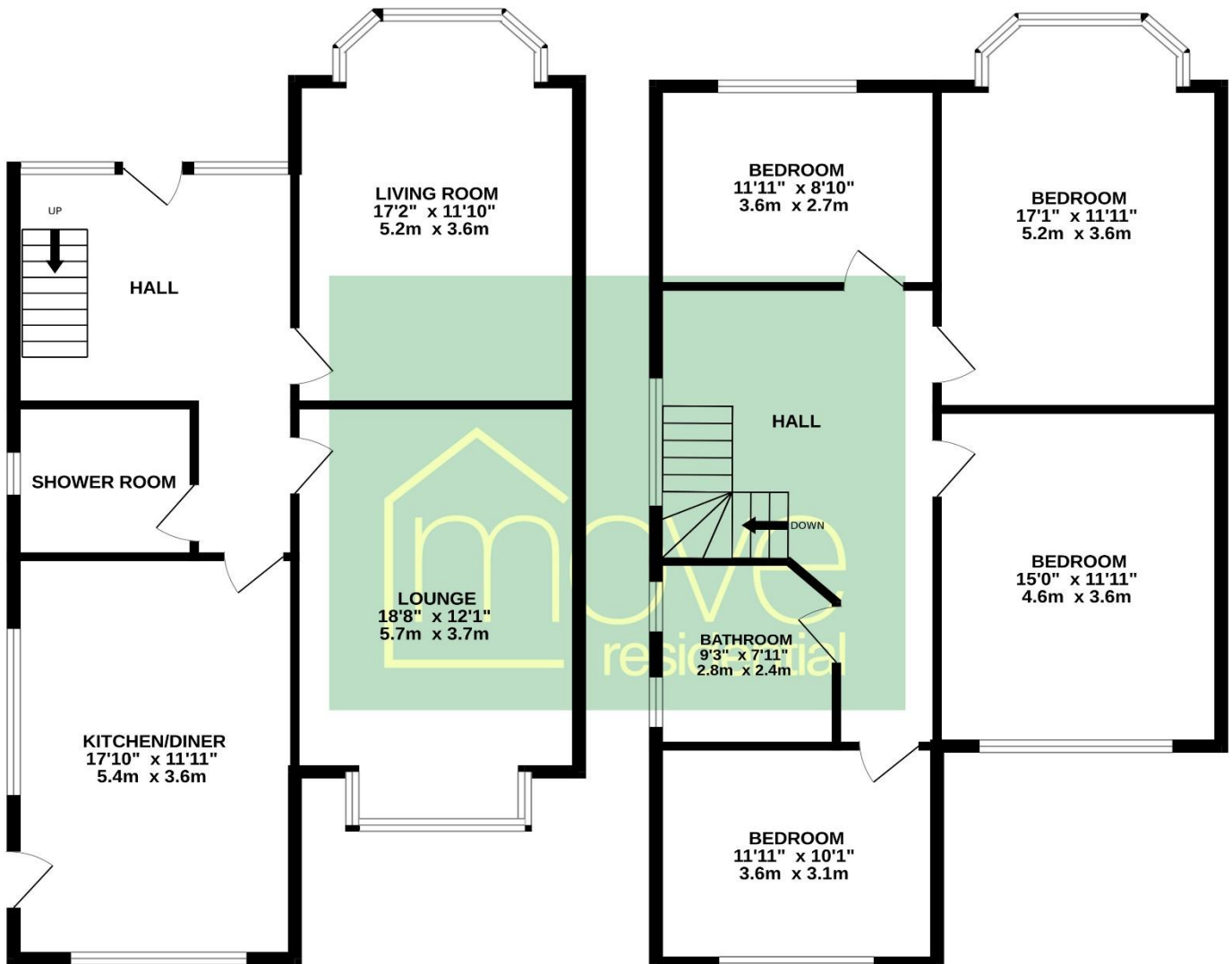
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



## Floor Plan

GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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.