



## Cromptons Lane, Calderstones, L18 3EX

- Exceptional Four Bedroom Semi Detached Property
- Immaculately Presented & Spacious Living Proportions
- High Specification Modern Open Plan Kitchen Diner
- Ensuite Shower Room to Master & Family Bathroom
- Located in the Ever Desirable Suburb of Calderstones
- Inviting Entrance Hall & Two Bright Reception Rooms
- Four Generous Bedrooms Finished to High Standard
- Delightful Rear Garden, Garage & Off-Road Parking



Offers Over £600,000















































## Description

This exceptional four bedroom semi detached residence enjoys an enviable position in the suburb of Calderstones, L18, one of South Liverpool's most sought-after locations. The property boasts an attractive traditional frontage with exceptionally spacious accommodation finished to an exemplary standard throughout. Proudly showcased to the sales market by appointed agents Move Residential, we are confident that this will make a fabulous forever home for a very lucky family. A beautifully presented entrance hall welcomes you into the property, setting a precedent for the accommodation to follow, whilst leading into the first of two bright and spacious reception rooms. The front lounge is bathed in natural light, courtesy of a large bay window, finished in a tasteful décor with quality wood flooring and boasting an eye-catching feature fireplace, presenting a charming space to relax with family friends that has both a warm and stylish ambiance. This is followed by the welcoming secondary reception room, which also features a stunning fireplace, and benefits from French doors out to the rear garden, flooding the space with daylight. A generously sized open plan kitchen diner presents a brilliant sociable space, ideal for both hosting and enjoying mealtimes as a family. The kitchen is complete with a vast range of elegant fitted base and wall units, and complementary worktops providing ample surface space, as well as sleek integrated appliances. A breakfast bar provides the perfect spot for more casual dining, and there is plenty of room to accommodate a formal dining table. The property continues to impress as you ascend to the first floor where you will find four generously sized and immaculately presented bedrooms, all receiving an abundance of natural light, with the master bedroom further enjoying a bay window and the added luxury of a deluxe fully tiled ensuite shower room. Providing the finishing touches to this fabulous home is a luxurious family bathroom suite with separate WC. Externally, the residence enjoys a delightful landscaped rear garden. Made up of a substantial and luscious lawn along with a smartly flagged patio area, this outdoor space is equally suited to both family recreational activities as well as outdoor dining and entertaining. The property further benefits from a sizable garage accommodating additional storage space, and a well-maintained paved driveway to the front provides off-road parking. To truly appreciate the high-quality finishes and generous living proportions this remarkable home has to offer, a viewing is highly recommended.

## 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

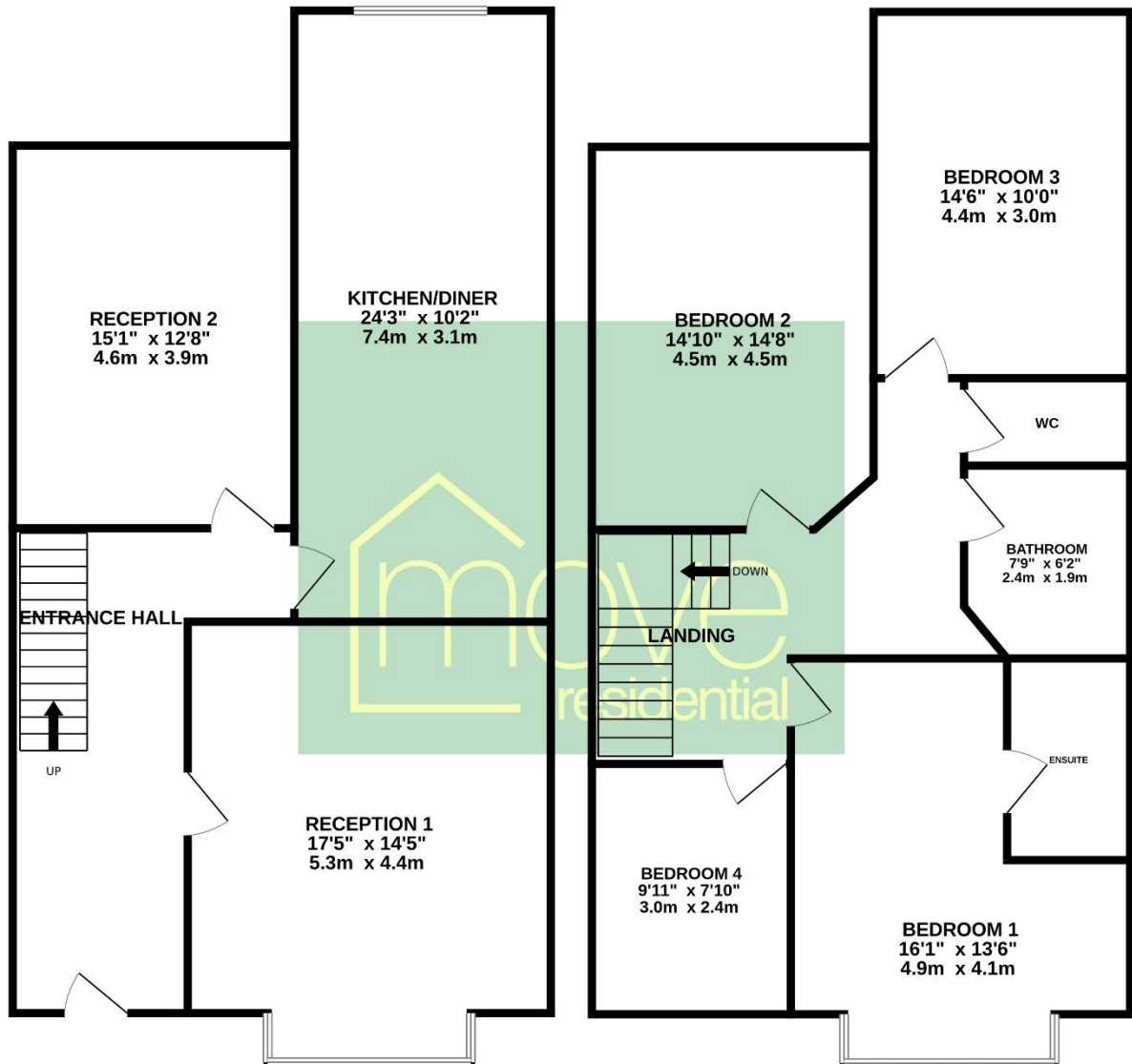
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



## Floor Plan

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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.