



## Glenside, Calderstones, L18 9UJ

- Charming Three Bedroom Detached Bungalow
- Peaceful Cul-De-Sac Location in Calderstones
- Generously Proportioned & Well-Maintained
- Inviting Entrance Hall & Welcoming Lounge
- Dining Room & Substantial Modern Kitchen
- Three Bright & Spacious Double Bedrooms
- Deluxe Tiled Shower Room & Separate WC
- Beautiful Rear Garden & Off-Road Parking



£625,000





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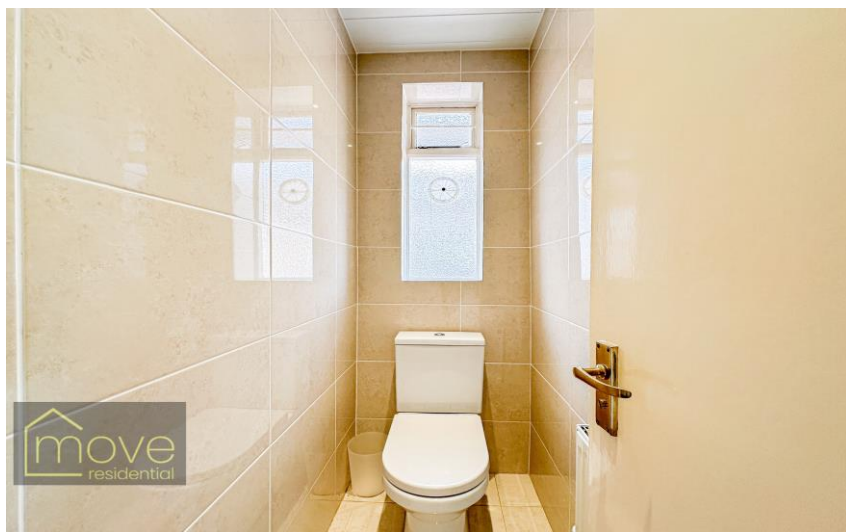






















## **Description**

As appointed agents, Move Residential are thrilled to present a rare opportunity within the sales market to purchase this charming three bedroom detached bungalow. Nestled in a peaceful cul-de-sac on Glenside, this property presents an opportunity not to be missed for those looking to downsize within the ever-desirable suburb of Calderstones, L18. Occupying a generous plot, this property offers substantial living proportions which have been beautifully maintained throughout, promising to make a fabulous future home for a very lucky buyer. An inviting entrance hall greets you into the property, making a fantastic first impression with floor to ceiling windows illuminating the space, and leads through to the first of two spacious reception rooms. The front lounge is awash with natural light courtesy of a walk-in bay window and boasts an eye-catching feature fireplace at the heart of the room, presenting the perfect space for relaxing with family and friends, whilst the second reception room provides the ideal setting for enjoying more formal mealtimes, finished in an elegant décor. The modern fitted kitchen is complete with a range of sleek fitted high-gloss units, plentiful worktop space, and integrated appliances, as well as ample room to accommodate a dining table. The sleeping accommodation continues to impress, consisting of three generously sized double bedrooms, all finished to a high standard and receiving plenty of natural light. The first bedroom, currently in use as a reception room, enjoys a set of french doors which offer views and access out to the rear garden, whilst the second bedroom benefits from a walk-in bay window and attractive fitted wardrobes. Completing the interior of this lovely home is a deluxe fully tiled shower room, featuring a walk-in shower unit. Externally, this property is further enhanced by the vast rear garden, made up of an expansive and neatly maintained lawn, with established greenery borders offering seclusion, along with a smartly flagged patio area providing an idyllic spot for enjoying al-fresco dining. To the front, a substantial paved driveway accommodates ample off-road parking.

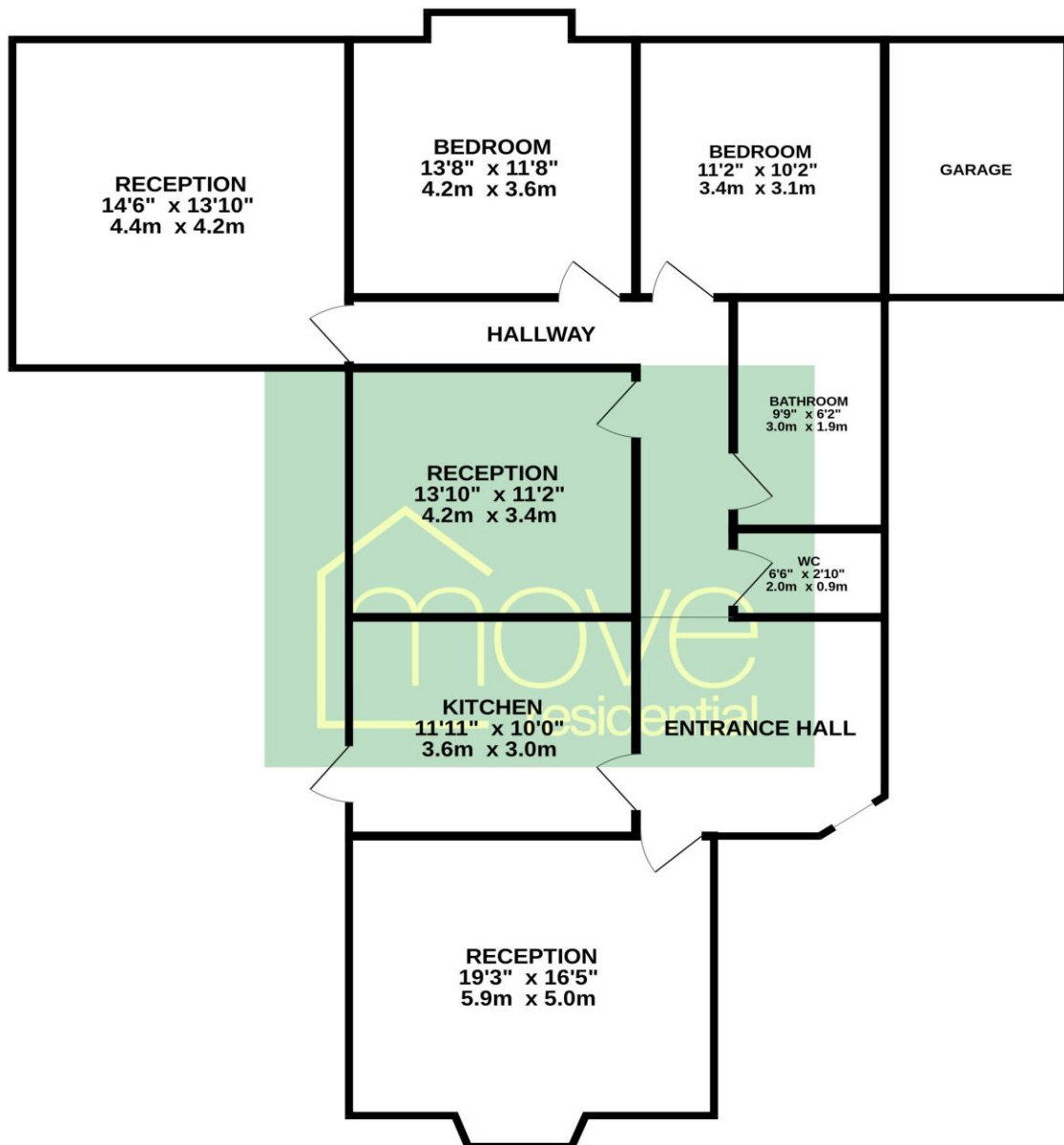
## **Location**

This 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  
1261 sq.ft. (117.1 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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.