



Beechfield Road, Calderstones, Liverpool L18 3EG

- Magnificent Four Bedroom Semi Detached Residence
- Generous & Beautifully Presented Living Proportions
- Second Reception Room, Stylish Fitted Kitchen & WC
- Ensuite to Master & Four-Piece Main Bathroom Suite
- Prime Location in the Heart of Desirable Calderstones
- Porch, Entrance Hallway & Bay Fronted Dining Room
- Four Spacious & Well-Presented Double Bedrooms
- Enchanting Rear Garden, Off-Road Parking & Garage



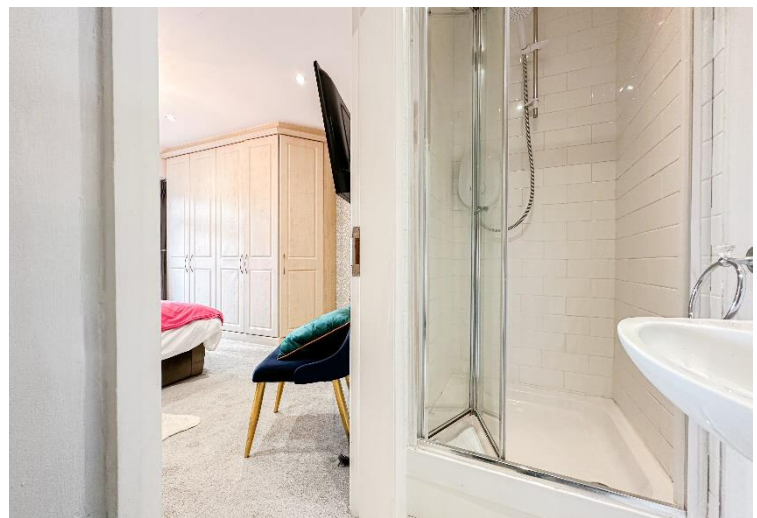
£625,000

















Description

Enjoying an enviable location on Beechfield Road in the ever desirable suburb of Calderstones, L18, is this magnificent four bedroom semi detached residence, showcased to the sales market by Move Residential. The property exudes curb appeal boasting an attractive frontage, and offers generous and beautifully presented living proportions throughout, presenting an opportunity not to be missed for those looking for their forever home in one of South Liverpool's most sought-after areas. Upon entering the residence, you are greeted by a grand entrance hall which sets a precedent for the accommodation to follow, leading through to a spacious front reception room. Currently in use as a dining room, this space is awash with natural light courtesy of a walk-in bay window and is finished in a tasteful décor, presenting a charming setting for enjoying family mealtimes. This is followed by an exceptionally generous second reception room, which is beautifully presented and features an attractive wood style flooring, offering a welcoming space to relax and unwind. Bi-fold doors run the full width of the room, offering views and access out to the lovely rear garden, and when open allow for seamless transition between the inside and outside, ideal for entertaining. Continuing through, you will find a striking kitchen which has clearly been designed to high specifications, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances, along with along with a breakfast bar providing the ideal spot for more casual dining. Concluding the ground floor is a convenient WC. Ascending to the first floor, this property continues to impress, offering four generously sized double bedrooms, all impeccably presented and receiving plenty of natural light. The master bedroom further enjoys a walk-in bay window, fitted wardrobes and the added luxury of a modern ensuite shower room. Completing the interior of this fabulous home is a deluxe four-piece family bathroom suite. Externally, this residence is further enhanced by an enchanting and lovingly maintained rear garden, made up of a neatly maintained lawn surrounded by greenery borders and two smartly flagged patio areas providing idyllic spots for enjoying al-fresco dining. To the front, a sizable driveway provides ample off-road parking for two vehicles and a garage offers additional storage space. A viewing is highly recommended to appreciate this wonderful home in full.

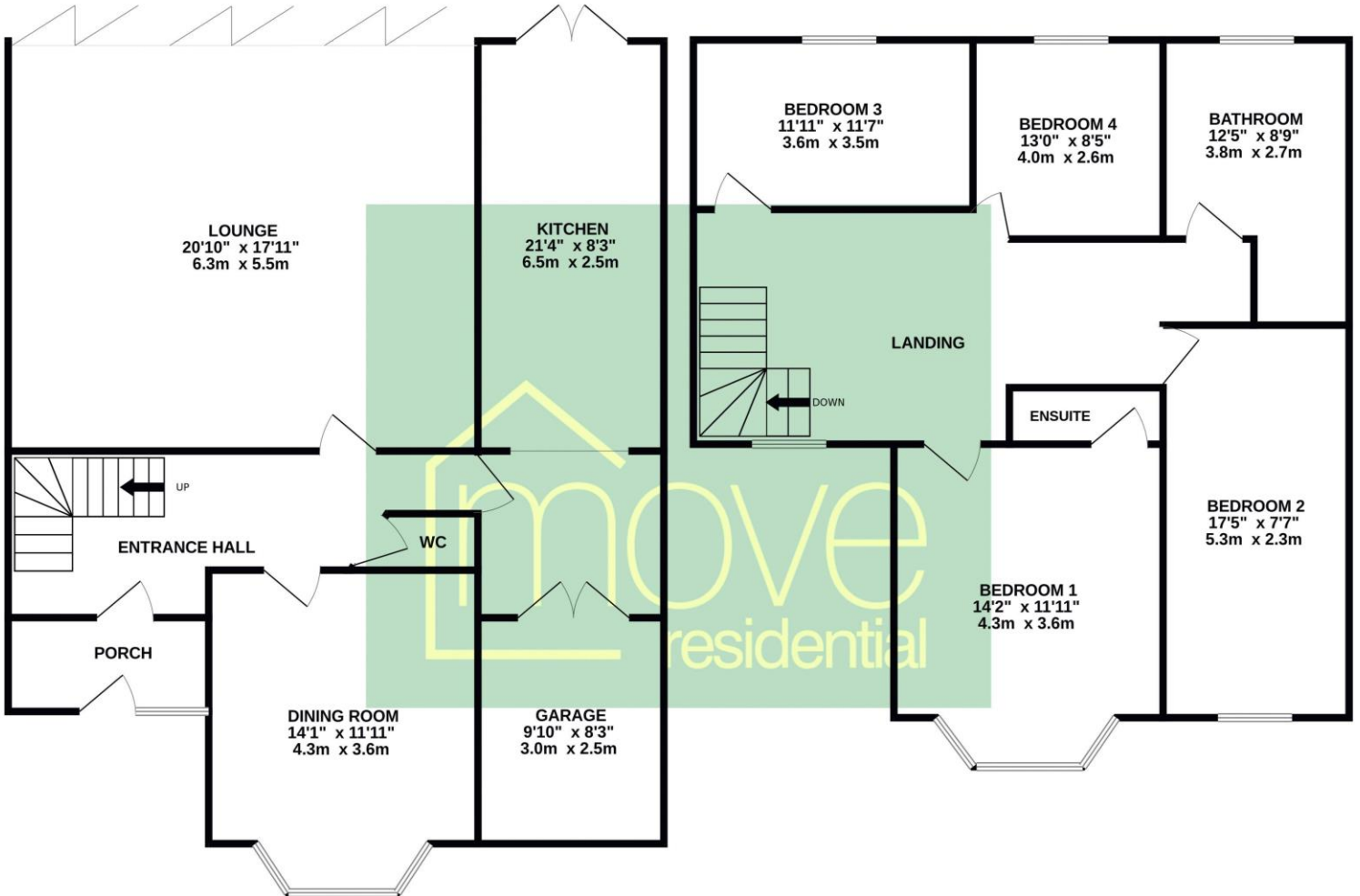
Location

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
979 sq.ft. (91.0 sq.m.) approx.

1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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.