



## Queens Drive, Wavertree, Liverpool, L15 6YF

- Outstanding Five Bedroom Detached Property
- Generously Sized and Immaculately Presented
- Modern Fitted Kitchen Diner & Downstairs WC
- Ensuites to Two Masters & Three-Piece Bathroom
- Located on the Highly Desirable Queens Drive
- Lounge, Dining Room & Study/Reception Room
- Five Spacious and Well-Presented Double Rooms
- Rear Garden with Decking, Driveway and Garage



Offers Over £800,000





























## Description

Move Residential are delighted to showcase for sale this outstanding five bedroom detached home, enjoying a prime location on the highly sought after Queens Drive, L15. Occupying an extensive plot, this property boasts an attractive double frontage, providing extremely generous and versatile living accommodation throughout. With immaculately presented and extremely well-maintained interiors, this property is full of potential and promises to be a fabulous forever home for a lucky family. The grand entrance hall sets a precedence for the rest of the property, leading into the spacious front reception room, awash with natural light courtesy of the large bay window. Currently in use as a dining room, this provides the perfect setting for more formal mealtimes and entertaining guests. The generously sized and elegantly decorated second reception room makes a delightful family lounge, as stylish as it is comfortable, with french doors offering views and access out into the lovely rear garden, illuminating the space with daylight. The modern kitchen diner is sure to impress, featuring an array of stylish base and wall units, complementary worktops offering plenty of surface space, as well as sleek integrated appliances. With ample room for a substantial dining table, this is the ideal space for family mealtimes. Completing the ground floor is a convenient cloak room with a separate WC, along with an office space which would also be perfectly suited as an additional reception room. Venturing to the first floor, the property continues to make an impression, offering a grand total of five bright and spacious double bedrooms, all finished to a high standard. The two master bedrooms enjoy the added luxury of ensuite shower rooms, with the main bedroom also boasting access to a fabulous walk-in dressing area. Concluding the interior of the property is a three-piece family bathroom suite, along with a separate WC. Externally, the property is further enhanced by the expansive and beautifully maintained rear garden. The neatly manicured lawn is framed by a range of established greenery borders, and a large raised decking area provides an idyllic spot for alfresco dining and entertaining guests during the warmer months. The substantial and smartly paved driveway to the front provides ample off road parking, and the property further benefits from a detached double garage to the side, offering an abundance of additional storage space. A viewing of the property is highly recommended to appreciate the high quality finish and generous living proportions that it has to offer.

## Location

Queens Drive is situated in 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, which is only five minutes away from the property, 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 Summary

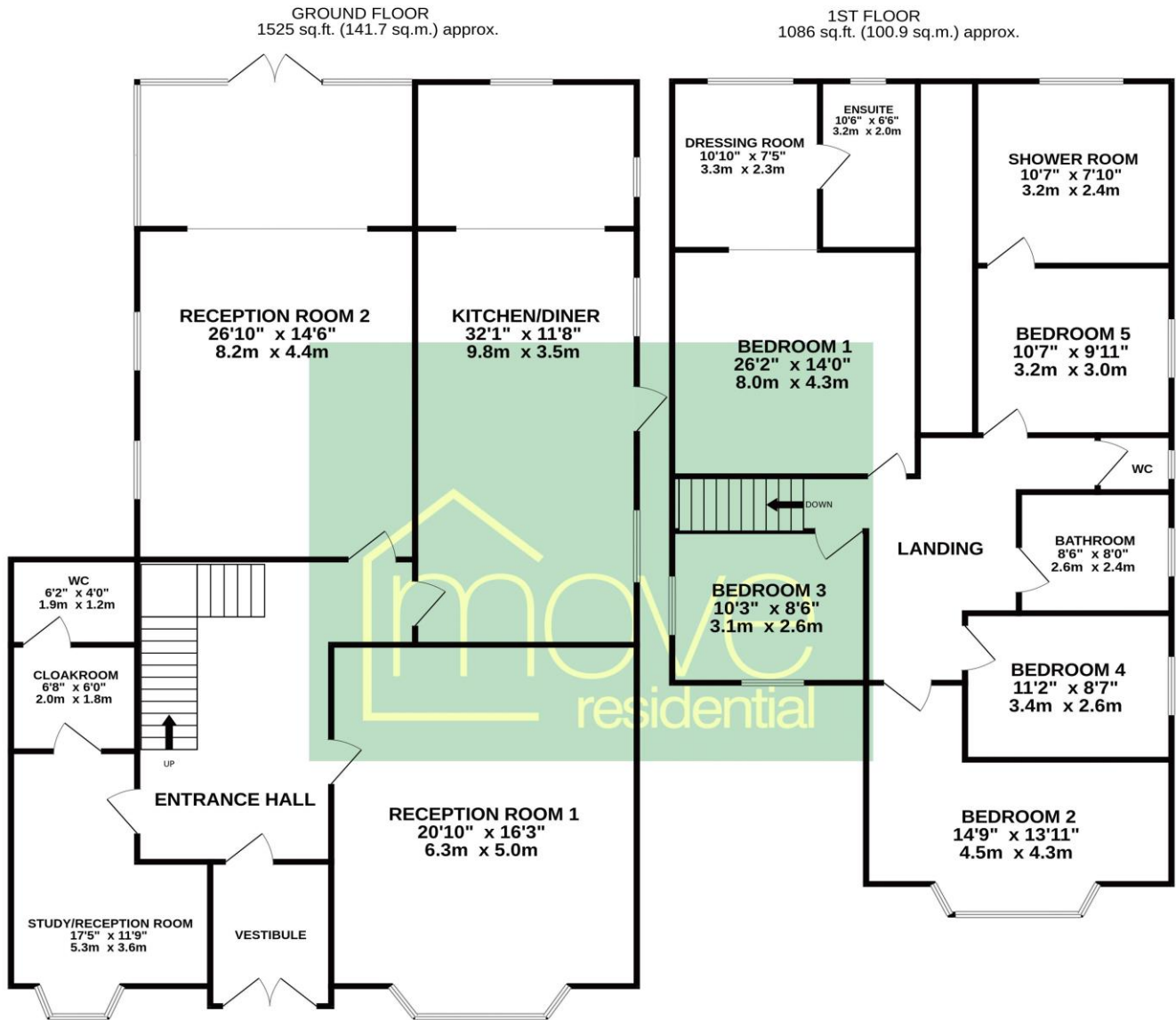
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.



# Floor Plan



TOTAL FLOOR AREA : 2611 sq.ft. (242.6 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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