



Green Lane, Calderstones, Liverpool, L18 6HA

- Fantastic Three Bedroom Extended Semi Detached Home
- Generous Living Proportions Finished to a High Standard
- Extended Kitchen Diner, Utility Room & Downstairs WC
- Contemporary Style Three-Piece Family Bathroom Suite
- Enviable Location in the Affluent Suburb of Calderstones
- Porch, Entrance Hall & Two Welcoming Reception Rooms
- Two Spacious Double Bedrooms & Large Single Room
- Expansive Garden to Rear, Off-Road Parking & Garage



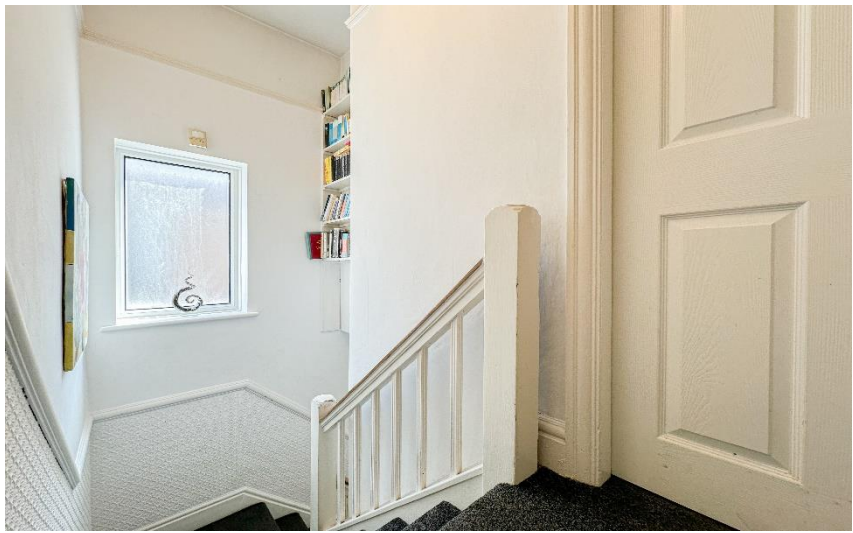
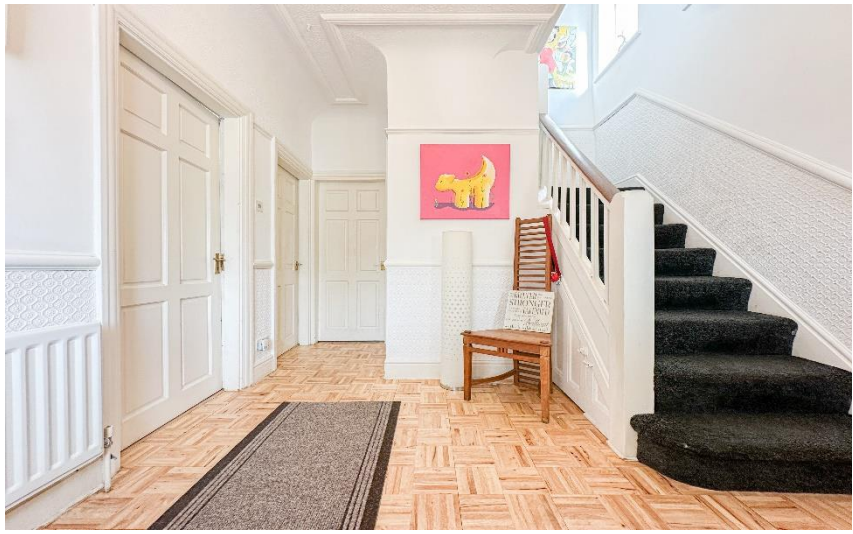
£525,000

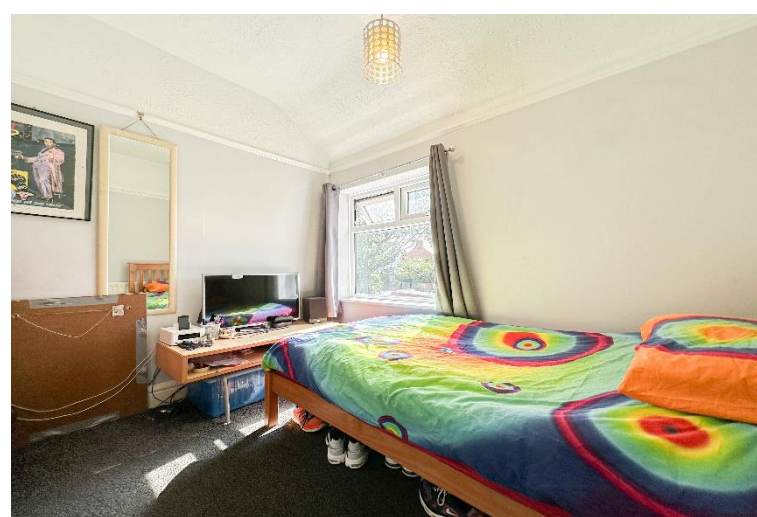
















Description

Enjoying an enviable position on Green Lane in the highly regarded and affluent suburb of Calderstones, L18, is this fantastic three bedroom semi detached property, welcomed to the sales market courtesy of appointed agents, Move Residential. Having been substantially extended, the property offers expansive and well-presented living proportions throughout, presenting an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most premium postcodes. You are greeted into the property by a porch and inviting entrance hall which leads into a spacious front reception room, awash with natural light courtesy of a walk-in bay window. Enjoying an eye-catching feature fireplace, attractive wood style flooring and a neutral tasteful décor, this presents a welcoming space to relax with family and friends. Following this is an extended and beautifully presented second reception room, benefitting from a set of french doors which provide views and access out to the rear garden, and along with a skylight above, flood the space with natural light. At the heart of the home is an impressive extended kitchen diner which provides a brilliant sociable space for enjoying family mealtimes. The kitchen is complete with a range of fitted base and wall units, plentiful worktop space and ample room to accommodate a substantial dining table, with skylights illuminating the space. Concluding the ground floor is a well-equipped utility room along with a convenient WC. Ascending to the first floor you will discover two generously sized double bedrooms and a well-proportioned single room. The sleeping accommodation has been finished to an excellent standard throughout and each room receives an abundance of natural light, with the master bedroom further benefitting from a large bay window. Concluding the interior of this wonderful home is a fully tiled contemporary style three-piece family bathroom suite. Externally, the residence is further enhanced by a vast rear garden which provides a spectacular outdoor space for the whole household to enjoy. An extensive and neatly maintained lawn offers ample room for recreational activities, surrounded by established greenery borders and mature trees which offer seclusion, whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining during the summer months. To the front, a substantial driveway offers ample off-road parking for up to three vehicles whilst a sizable garage accommodates an abundance of additional storage space.

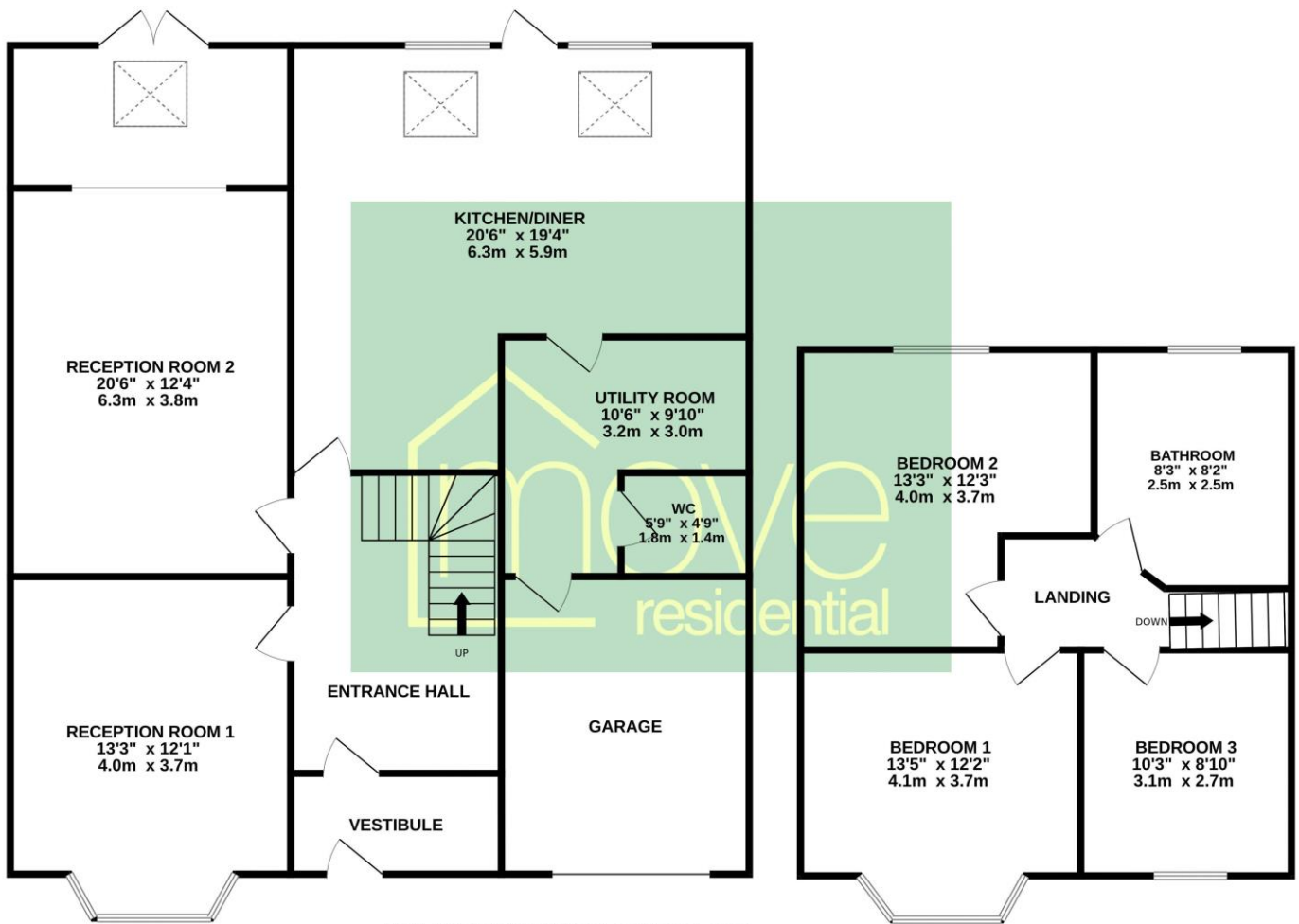
Location

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 café, 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
1259 sq.ft. (117.0 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 57 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.