



## Caldwell Road, West Allerton, Liverpool, L19 4UX

- Fantastic Three Bedroom Terrace Property
- Generously Sized & Beautifully Maintained
- Stylish Fitted Kitchen & Ground Floor WC
- Dressing Room & Deluxe Family Bathroom
- Located in Desirable Area of West Allerton
- Entrance Hall & Spacious Through Lounge
- Three Bright & Well-Presented Bedrooms
- Lovely Lawned Garden to Rear with Patio



£230,000































## **Description**

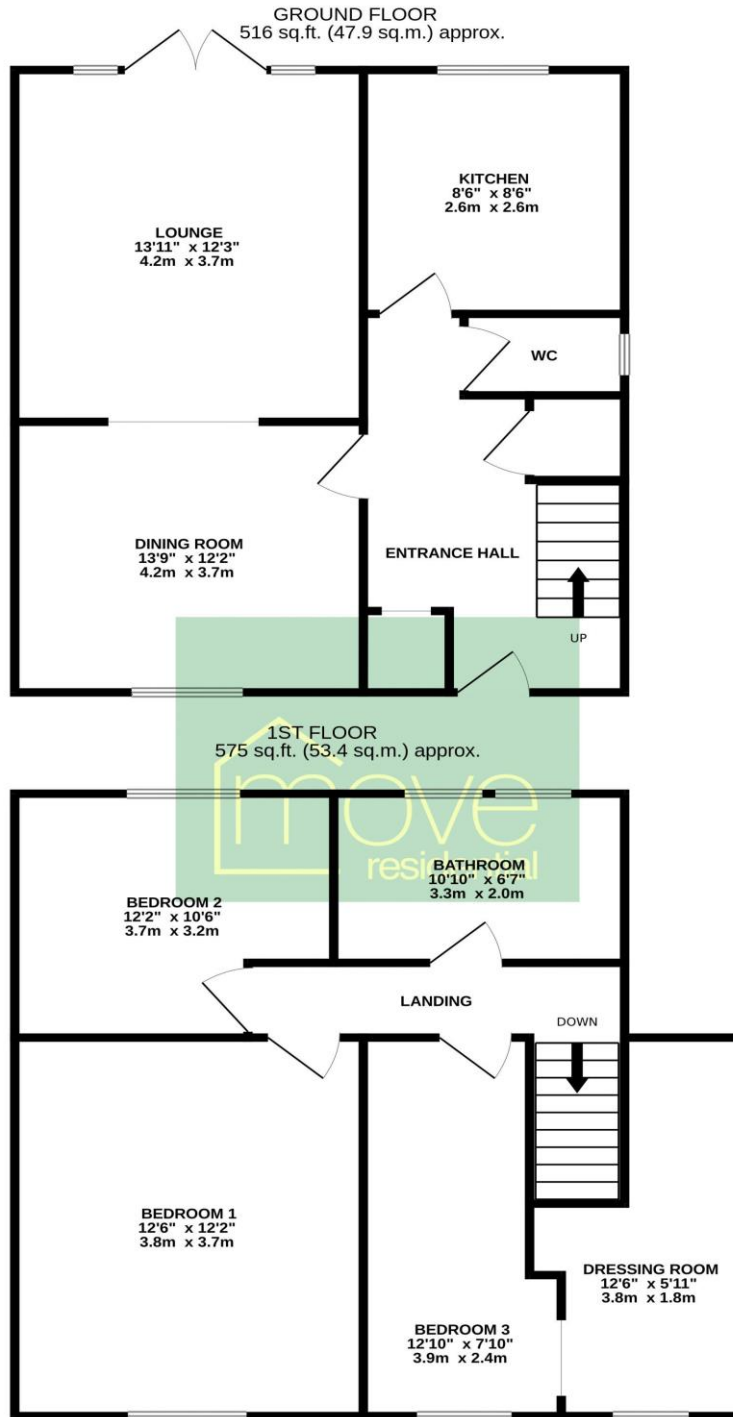
Situated in the desirable area of West Allerton, L19, is this fantastic three bedroom mid terrace property, proudly presented to the sales market by Move Residential. Situated on Caldwell Road, this property is certain to make a fabulous future home for a lucky family, boasting generous and beautifully maintained living proportions throughout. Following through the inviting entrance hall, you are led into a spacious through lounge, accommodating both a dining area to the front and sitting area to the rear. Impeccably presented, boasting a feature fireplace and french doors out to the rear garden flooding the space with natural light, this presents a welcoming social space for enjoying mealtimes and relaxing with family and friends. Following this is a modern fitted kitchen complete with a range of stylish fitted base and wall units and complementary marble pattern worktops providing plentiful surface space. Concluding the ground floor is a convenient WC. As you ascend to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each finished to a high standard featuring plush carpeting throughout, and receiving plenty of daylight. There is a side room accessed from the third bedroom which is currently in use as a dressing room, and completing the interior of this delightful home is a luxurious four-piece family bathroom suite. Externally, the property enjoys a lovely rear garden made up of a well-maintained lawn and flagged patio area.

## **Location**

West Allerton 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



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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		81 B
69-80	C		
55-68	D	60 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.