



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

- Extended Five Bedroom Semi Detached Family Home
- Generous & Beautifully Maintained Living Proportions
- Sizable Modern Fitted Kitchen Diner & Conservatory
- Master Bedroom To Second Floor & Four-Piece Ensuite
- Enviable Position on the Highly Desirable Queens Drive
- Entrance Hall, Two Reception Rooms, Utility and W.C
- Four First Floor Bedrooms, Bathroom & Separate W.C
- Fantastic Garden to Rear, Off-Road Parking & Garage

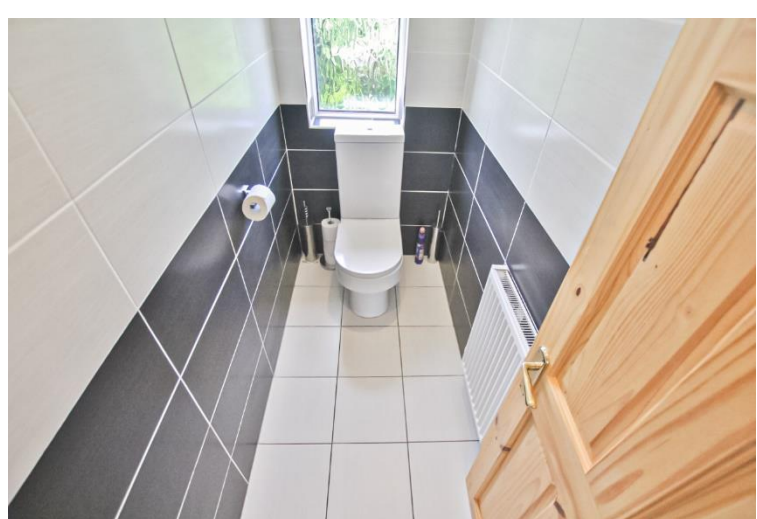


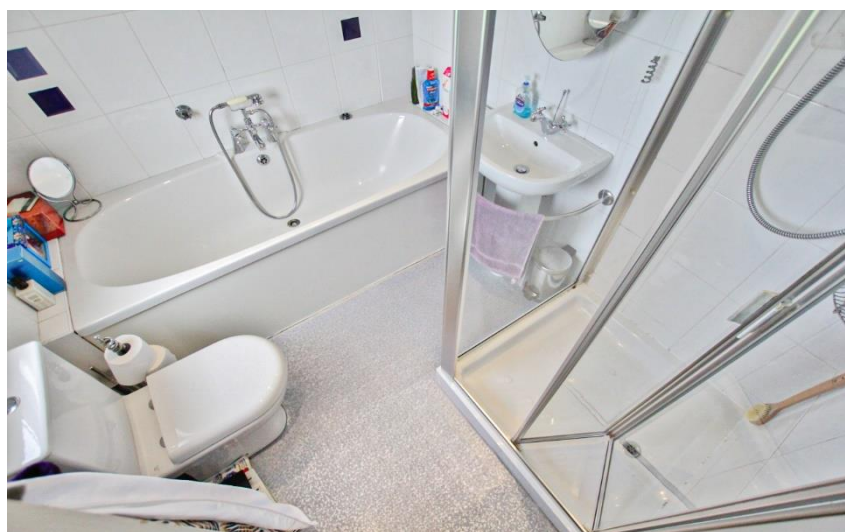
Offers in Excess of £600,000













## Description

This magnificent extended five bedroom semi detached residence is proudly presented to the sales market by appointed agents Move Residential. Enjoying an enviable position on the highly desirable Queens Drive, L15, this property offers versatile and well-proportioned living space which has been beautifully maintained throughout, promising to make an exceptional future home for a very lucky family. A welcoming hallway greets you into the home, leading through to two spacious and beautifully presented reception rooms. The front lounge enjoys a bay window flooding the space with natural light, whilst the rear sitting room benefits from an attractive wood style flooring and direct access out to the rear garden, with each room offering an inviting setting to relax and unwind. Following this is a substantial modern kitchen diner complete with a range of sleek fitted base and wall units and complementary worktops providing plentiful surface space. A breakfast bar offers the ideal spot for casual dining and there is ample room to accommodate a dining table, presenting a fantastic social space for enjoying family mealtimes and entertaining guests. The kitchen leads into a well-presented conservatory which offers a delightful additional sitting area where views of the garden can be enjoyed. Concluding the ground floor is a well-equipped utility room and convenient WC. The property continues to impress as you ascend to the first floor, where you will discover four generously sized double bedrooms, each finished to an excellent standard featuring fitted wardrobes throughout and receiving plenty of daylight. Accompanying the bedrooms is a contemporary style family bathroom suite, featuring complementary tiles to the walls and floor, along with a separate WC. At the pinnacle of the property, the second floor is home to the exceptionally spacious master bedroom complete with the added luxury of a modern four-piece ensuite bathroom. Externally, this residence is further enhanced by a vast rear garden which offers the ultimate outdoor space for the whole household to enjoy. A raised decking area presents a serene spot for enjoying al-fresco dining and entertaining with steps leading down to a sweeping meticulously maintained lawn which provides plenty of room for recreational activities. Mature leafy trees surround the garden offering privacy and seclusion. To the front, a sizable driveway provides ample off-road parking and a garage accommodates additional storage space. A viewing is highly recommended to full appreciate the generous living proportions that this wonderful residence has to offer, presenting an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most sought-after locations.



## **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, 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**

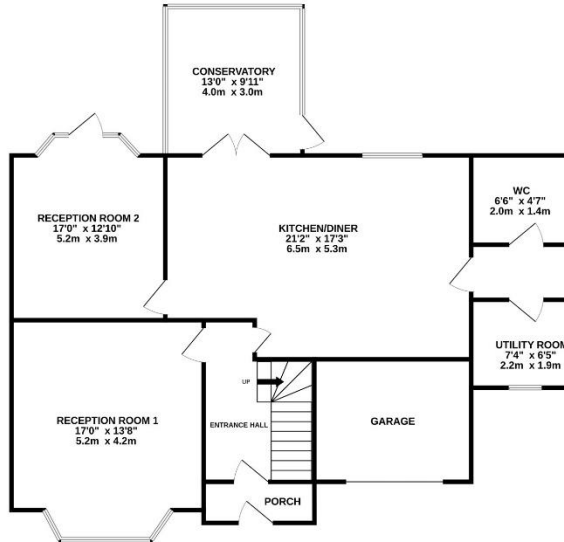
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## **Additional Information**

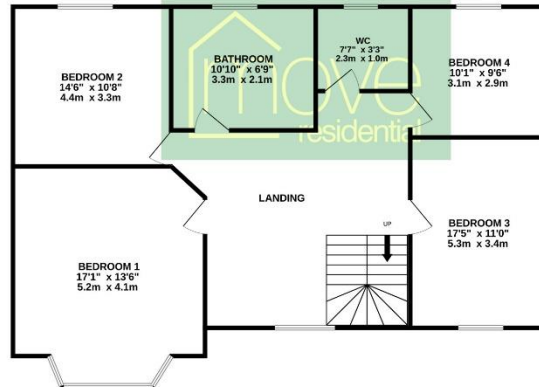
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

# Floor Plan

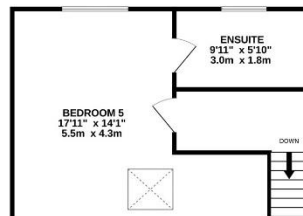
GROUND FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



2ND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 2404 sq.ft. (223.4 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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