



Verdala Park, Calderstones, Liverpool, L18 3LB

- Fantastic Three Bedroom Townhouse Property
- Generous & Well-Presented Living Proportions
- Welcoming Reception Room & Conservatory
- Large Single Room & Modern Shower Room
- Located in the Desirable Area of Calderstones
- Hallway & Kitchen Complete with Fitted Units
- Two Bright & Substantial Double Bedrooms
- Lovely Garden, Garage & Communal Parking

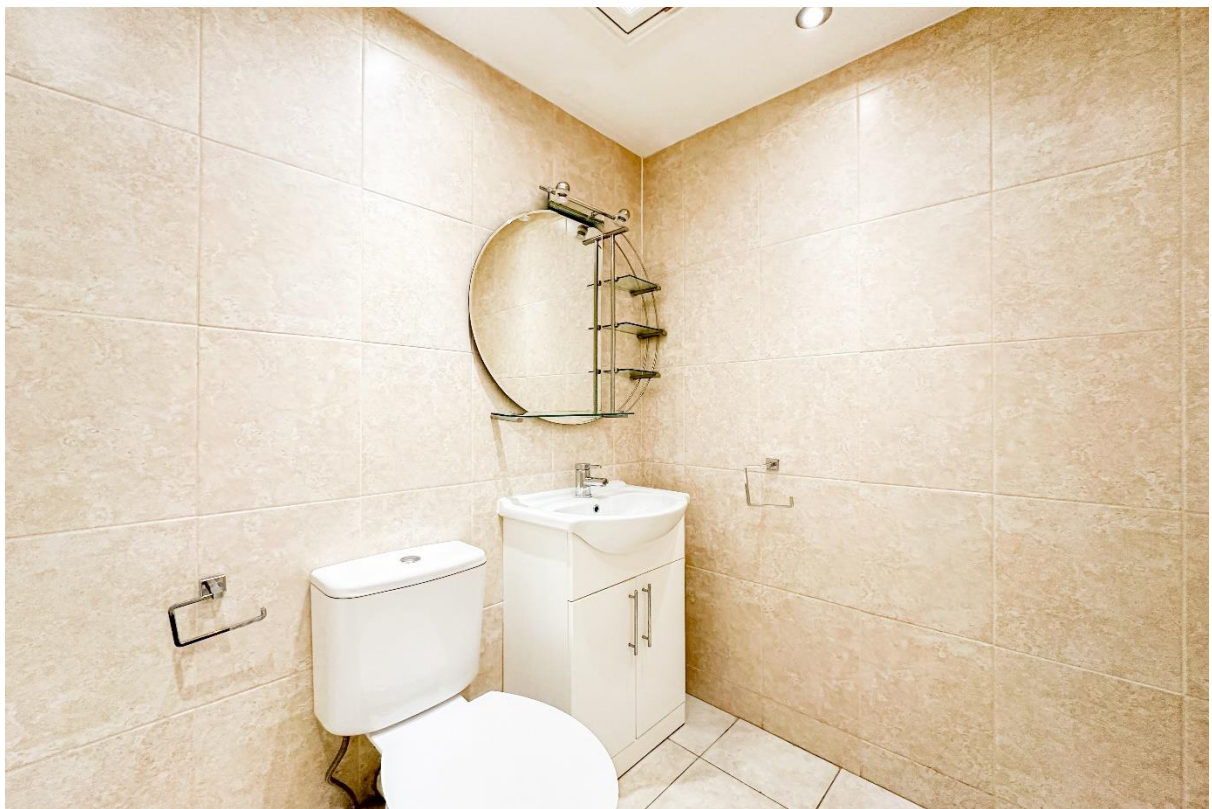


£245,000











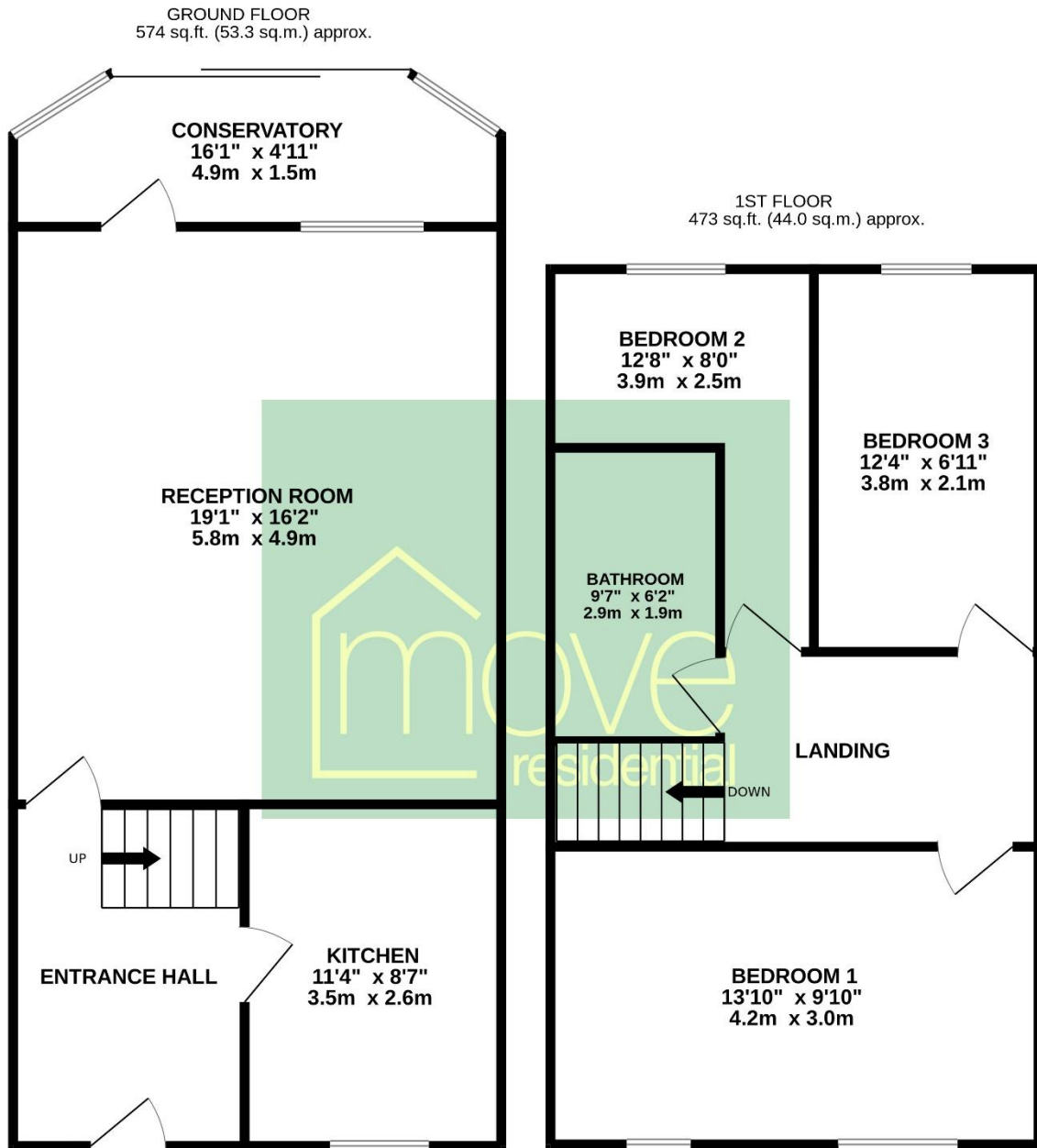
Description

Located in the heart of the ever desirable area of Calderstones, L18, just a stones throw from the scenic Calderstones Park, is this fantastic three bedroom townhouse, welcomed to the sales market by appointed agents Move Residential. Offering generous and well-presented living proportions throughout, this is certain to make a fantastic future home for growing families or those looking to downsize. Following through the entrance hall you are led into a well-proportioned kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. This is followed by a bright and spacious reception room which presents a welcoming setting to relax and share mealtimes with family and friends, flowing seamlessly into a well-maintained conservatory which offers a delightful additional sitting area where views of the garden can be enjoyed. Continuing up to the first floor, you will discover two generously sized double bedrooms along with a large single room, each receiving an abundance of natural light, accompanied by a contemporary style tiled shower room. Externally, this home enjoys a lovely rear garden consisting of a neatly manicured lawn and a smartly flagged patio area. The property further benefits from a garage offering additional storage space, as well as access to communal off-road parking and gardens.

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



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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

Awaiting Image.

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.