



Burnham Road, Calderstones, Liverpool, L18 6JU

- Magnificent Four Bedroom Semi Detached Residence
- Generously Proportioned & Immaculately Presented
- Modern Kitchen Diner & Ground Floor Shower Room
- Stylish Fully Tiled Four-Piece Family Bathroom Suite
- Enviably Located in the Coveted Area of Calderstones
- Entrance Hall, Two Reception Rooms & An Orangery
- Three Substantial Double Bedrooms & Large Single
- Rear Garden, Detached Garage & Off-Road Parking



Offers in the Region Of £575,000









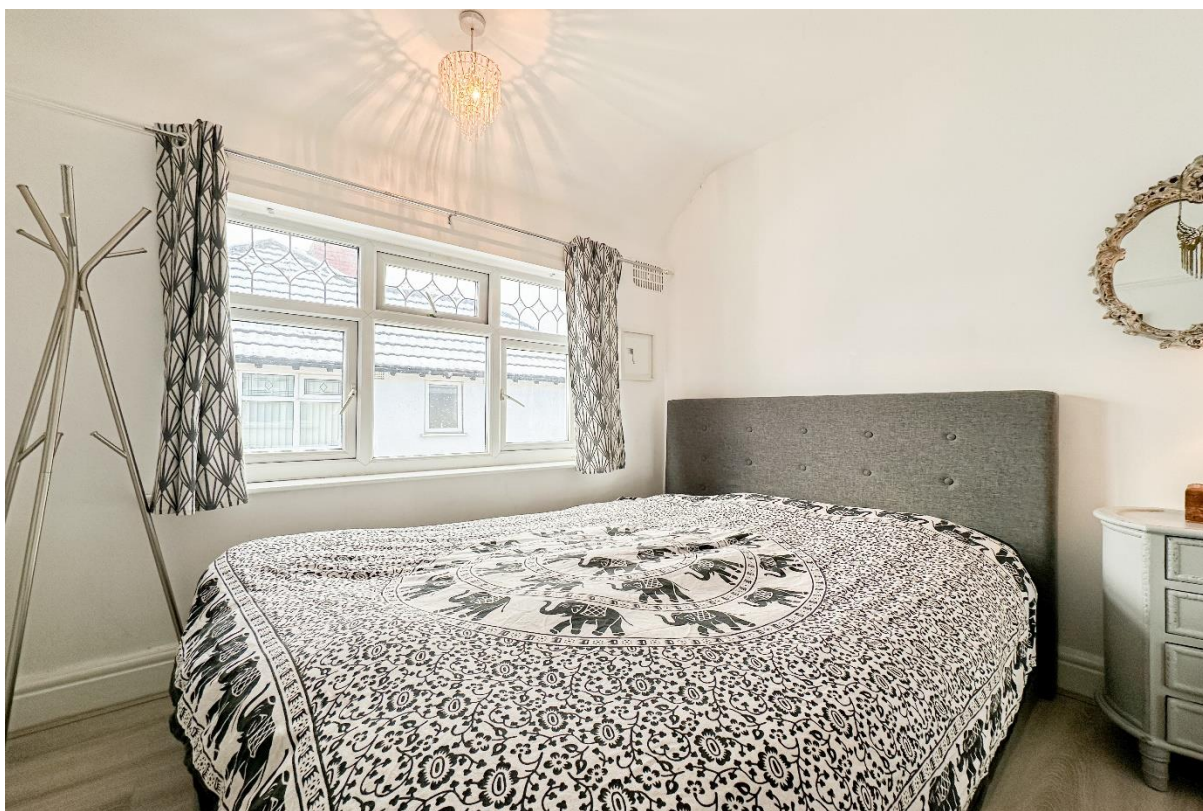
















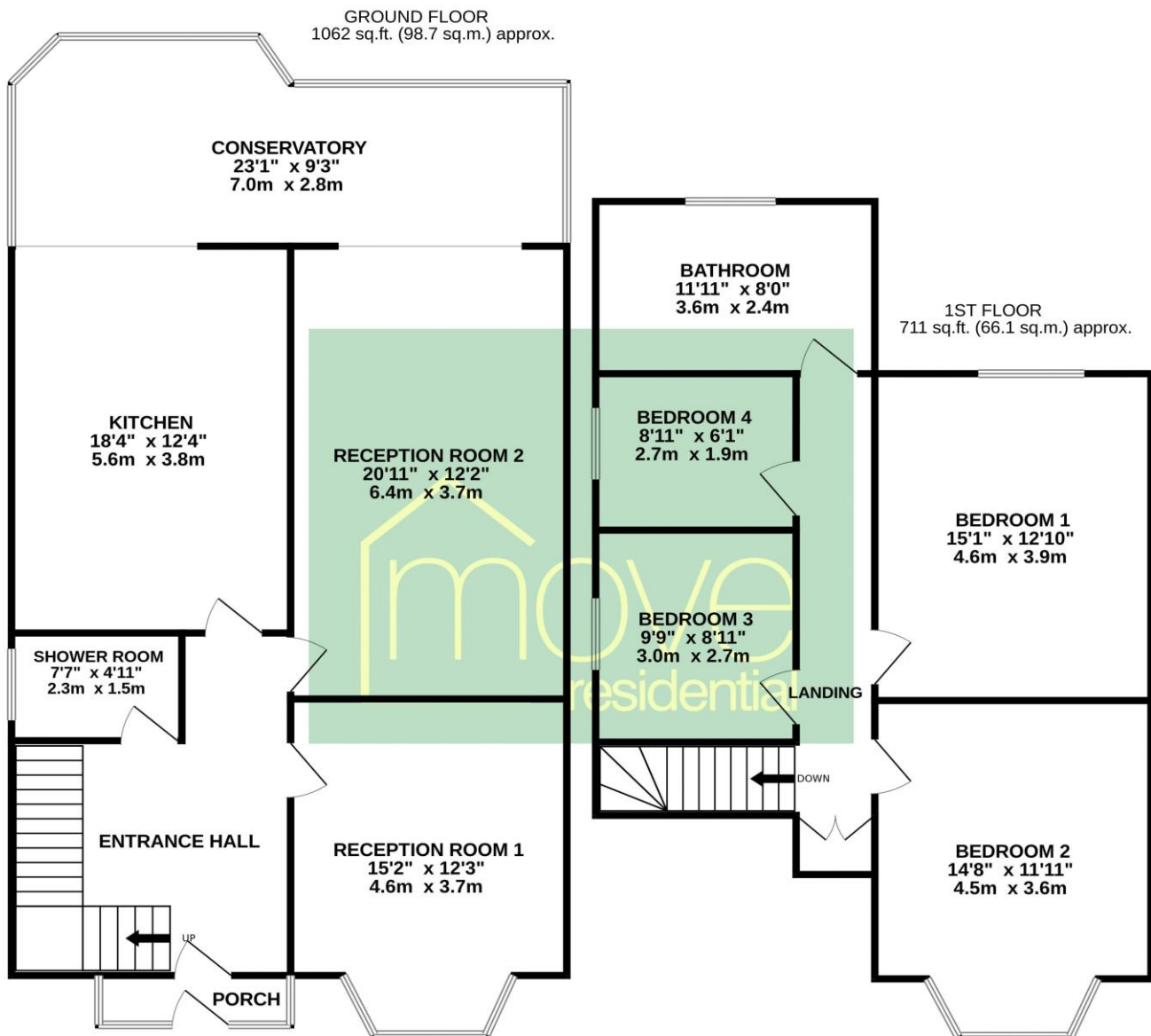
Description

Standing proudly on Burnham Road in the highly coveted area of Calderstones, L18, is this magnificent four bedroom semi detached residence, showcased to the sales market by appointed agents Move Residential. Boasting generous and versatile living proportions which have been finished to an impeccable standard throughout, this promises to make an exceptional forever home for a very lucky family. You are greeted into the residence by an inviting entrance hall which leads through to a spacious family lounge, awash with natural light courtesy of a walk-in bay window. Enjoying attractive wood-style flooring and an eye-catching feature fireplace, this presents a welcoming space to relax and unwind. This is followed by a second substantial and beautifully presented reception room offering a stylish space to entertain guests, flowing seamlessly into an orangery which is flooded with daylight and enjoys views of the garden. Continuing through you will find the modern kitchen which is sure to impress, complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is a centre island incorporating a breakfast bar which provides the perfect spot for more casual dining, whilst a dining table can be comfortably accommodated to the rear within the orangery, offering a delightful setting for enjoying family mealtimes. Concluding the ground floor is a convenient contemporary style shower room. The property continues to impress as you ascend to the first floor where you will discover three generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, with the master bedroom enjoying chic fitted wardrobes and the second benefitting from a bay window. Adding the finishing touch to the interior of this wonderful home is a luxurious four-piece family bathroom suite featuring contemporary tiling to the walls and floor. Externally the property further benefits from a charming rear garden which offers a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers provides room for recreational activities, whilst a patio area presents a serene spot for enjoying al-fresco dining during the summer months. A detached garage accommodates an abundance of additional storage space, and to the front a sizable driveway provides ample off-road parking. A viewing is recommended to appreciate the spacious proportions and immaculate finishes that this residence has to offer, presenting an opportunity not to be missed for those searching for a family home in one of South Liverpool's most desired locations.

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 : 1774 sq.ft. (164.8 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.