

## Dudlow Lane, Calderstones, Liverpool, L18 2EX

- Showstopping Two Bedroom Ground Floor Apartment
- Well-Proportioned & Finished To High Specifications
- Two Spacious & Immaculately Presented Bedrooms
- Meticulously Maintained Laid To Lawn Garden Area
- Found Within Exquisite Victorian Villa In Calderstones
- Sensational Open Plan Kitchen, Dining & Living Area
- Two Luxurious Ensuite Bathrooms & A Separate WC
- Allocated Parking, Electric Gates & Intercom System



Offers Over £535,000































## Description

This showstopping two bedroom ground floor apartment is found within an exquisite 19th century Victorian villa, located in the highly coveted area of Calderstones, L18. Those looking for luxury living without compromising on character should look no further, as this sumptuous property boasts generous living proportions which have been finished to the most exemplary specifications throughout, whilst remaining sympathetic to the heritage of the building. Showcased to the sales market by appointed agents Move Residential, this exquisite property promises to make an enviable and incomparable future home for an extremely lucky buyer. Accessed via its own private front door, you are welcomed into the property by an inviting entrance hall which leads through to a sensational open plan kitchen dining and living space, providing a fabulous social setting for relaxing and entertaining guests. Impeccably presented, the space boasts an elegant décor with attractive wood style flooring throughout, along with a set of french doors flooding the room with natural light. The kitchen is certain to impress and is a dream for those who love to cook in style, complete with a range of sleek fitted base and wall units, complementary Calcutta worktops providing plentiful surface space, and a selection of high-end integrated appliances. The outstanding quality continues through to the sleeping accommodation, which consists of two generously sized double bedrooms, both finished to an immaculate standard and enjoying huge windows bathing the space in daylight. The magnificent master bedroom enjoys the added luxury of an exceptionally spacious four-piece ensuite bathroom featuring chic marble pattern tiling to the walls and a walk-in shower unit. The second bedroom also benefits from a deluxe ensuite shower room, as well as a dressing area, and adding the finishing touch to the interior of this spectacular apartment is a well-equipped utility room and convenient WC. Externally, the property enjoys a meticulously maintained laid to lawn garden area to the front, offering an idyllic spot for enjoying al-fresco dining and soaking up the sun during the summer months. Residents of the property further benefit from allocated off-road parking, with electric gates and intercom system offering security. A state of the art Loxone energy management system, controlled by a wall mounted tablet and an app, allows residents to remotely control all aspects of the heating, lighting, security, gate access and CCTV systems from their phone. A viewing is highly recommended to appreciate the timeless elegance and spacious proportions that this residence has to offer, presenting a truly rare opportunity within the sales market.



## 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.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

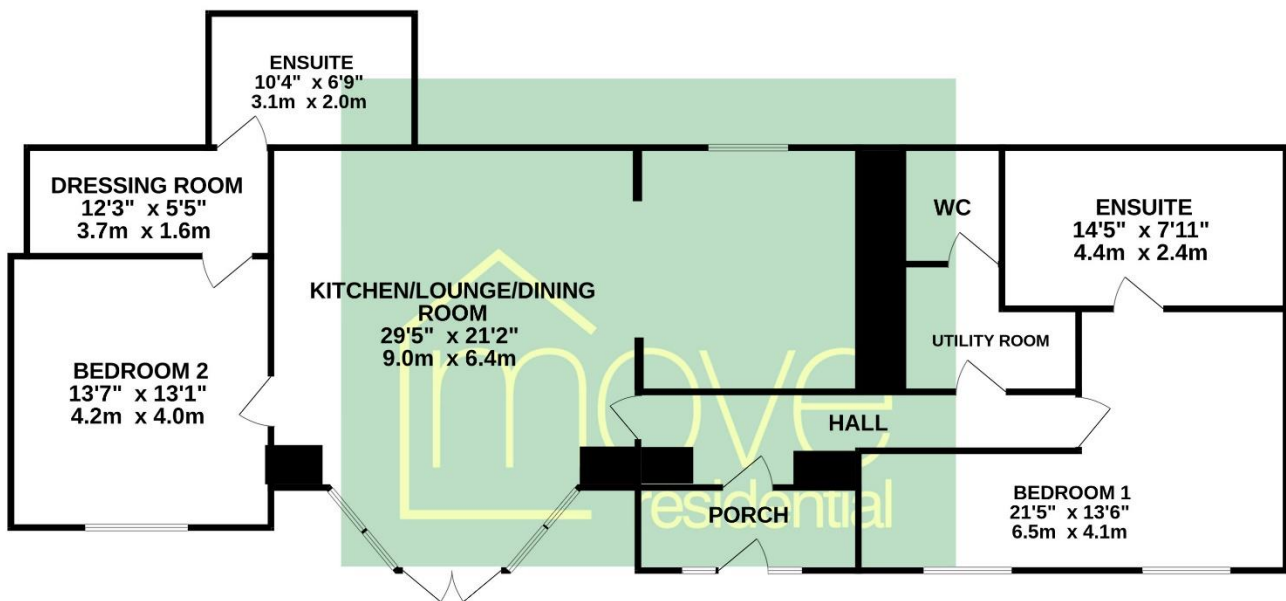
### Additional Information

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



## Floor Plan

GROUND FLOOR  
1372 sq.ft. (127.5 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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