



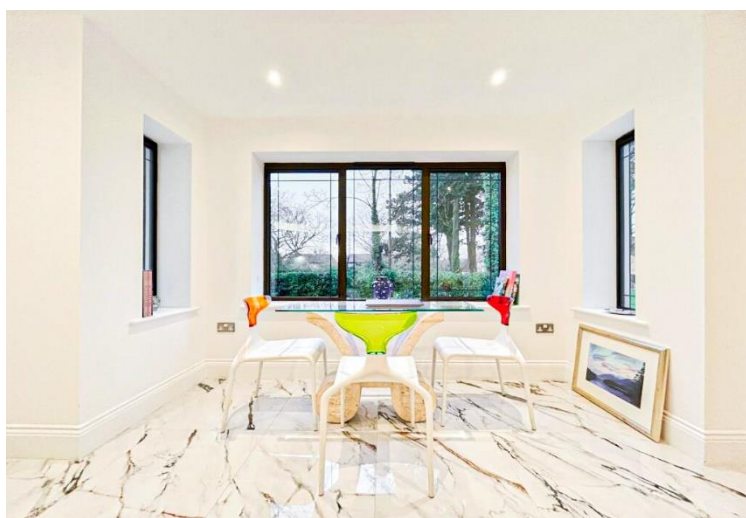
Allerton Road, Calderstones, Liverpool L18 6JP

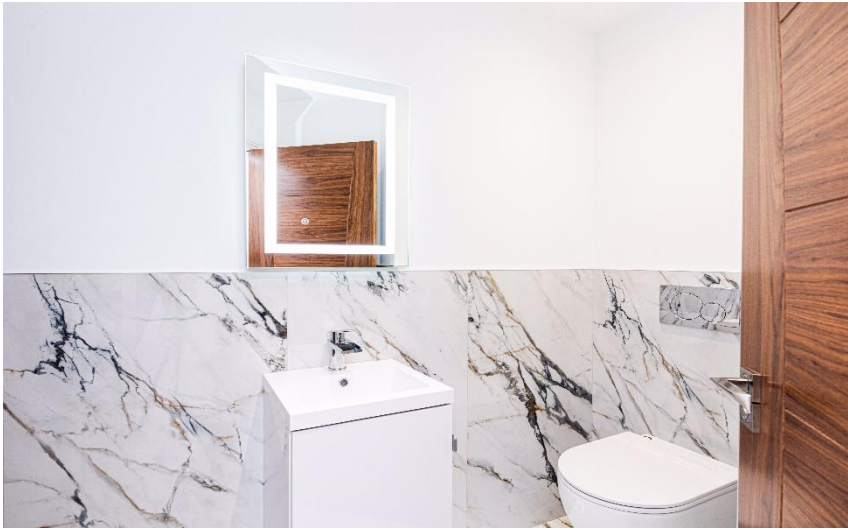
- Sensational Three Bedroom Townhouse Residence
- Enviably Located In Coveted Area Of Calderstones
- Entrance Hall, Sensational Kitchen Diner & Lounge
- Two Ensuites, Main Bathroom & Ground Floor WC
- Situated Within A Prestigious Gated Development
- Finished To Exemplary Specifications Throughout
- Three Spacious & Impeccably Finished Bedrooms
- Breathtaking Grounds & Secure Allocated Parking



£700,000

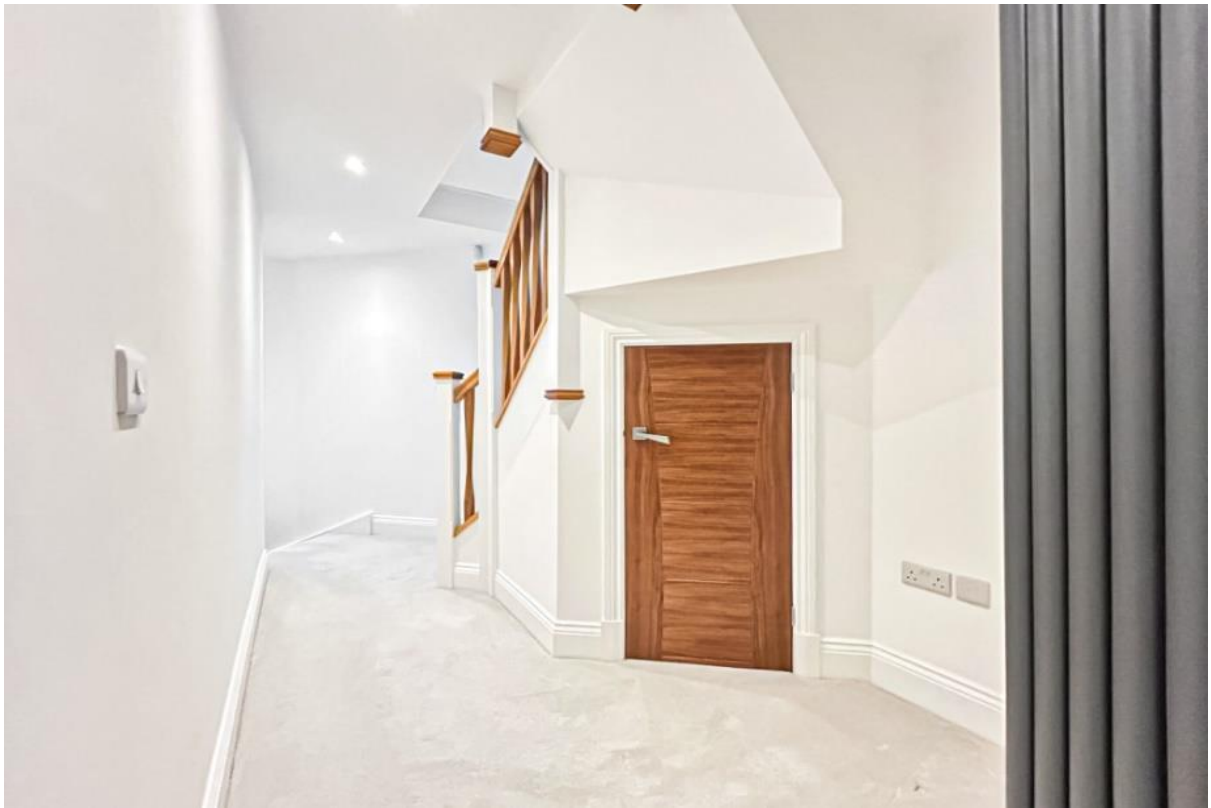






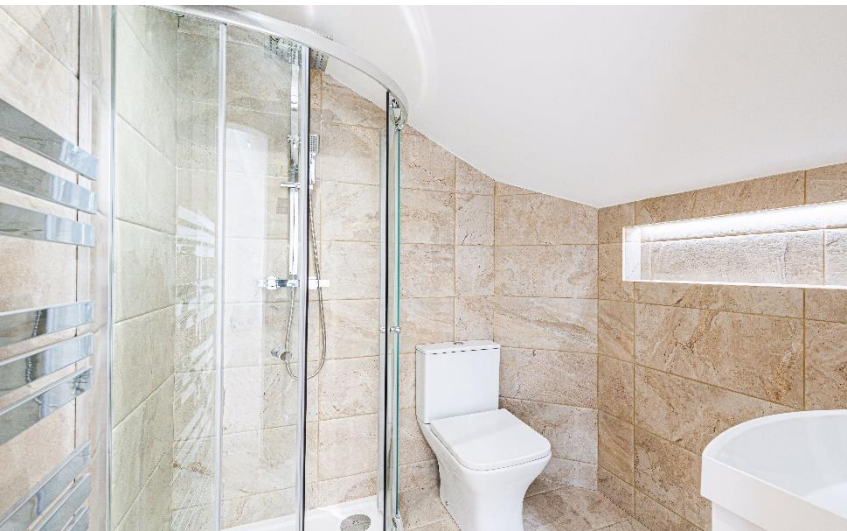


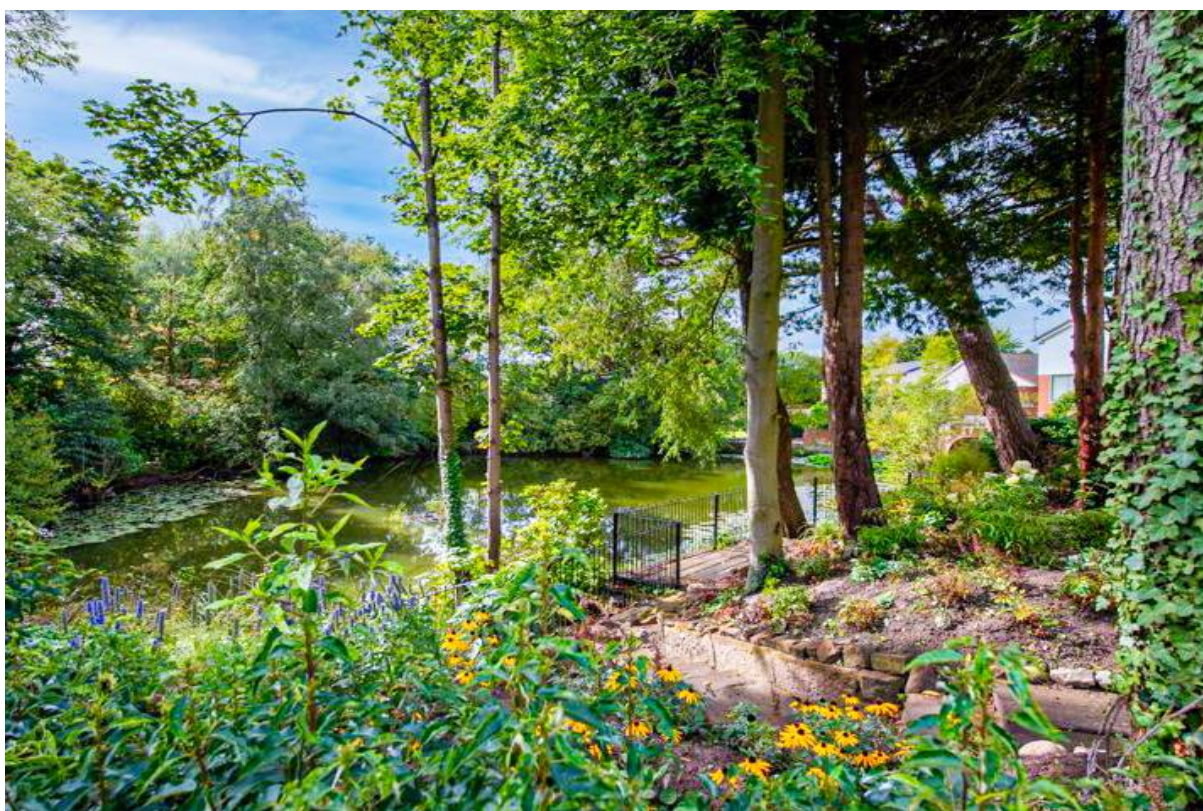
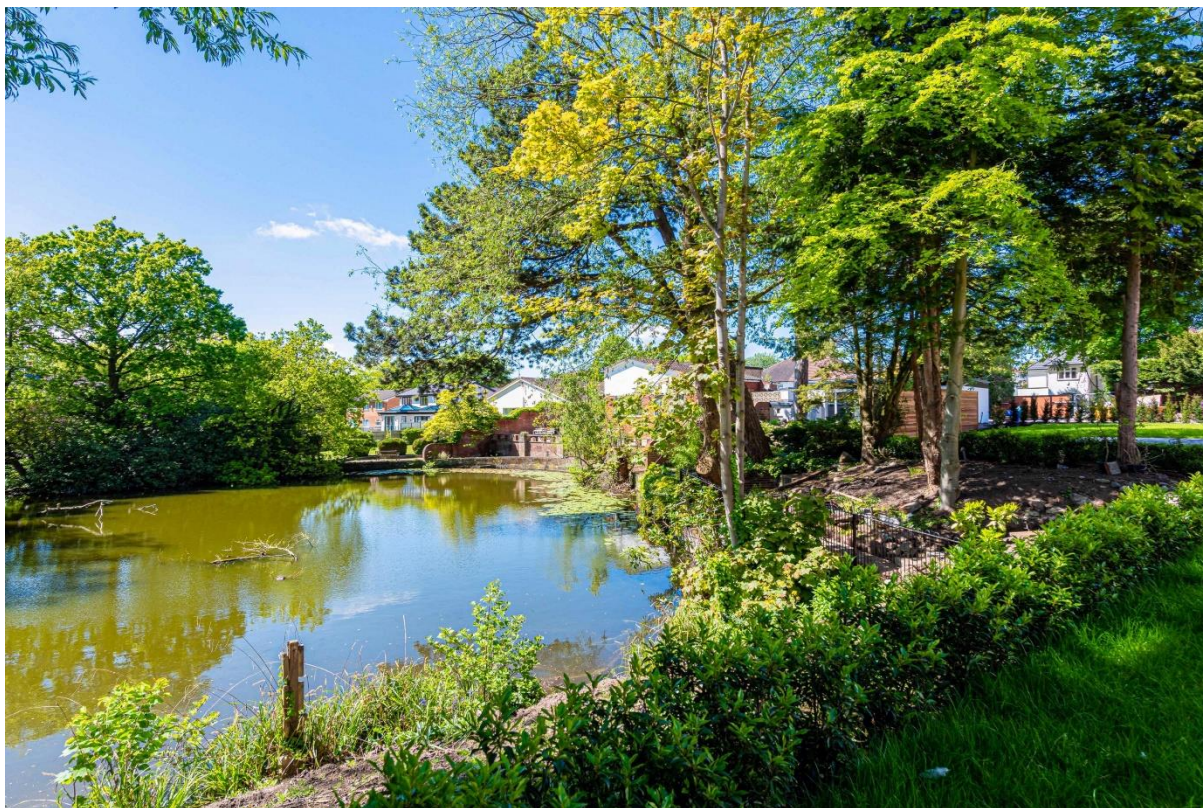


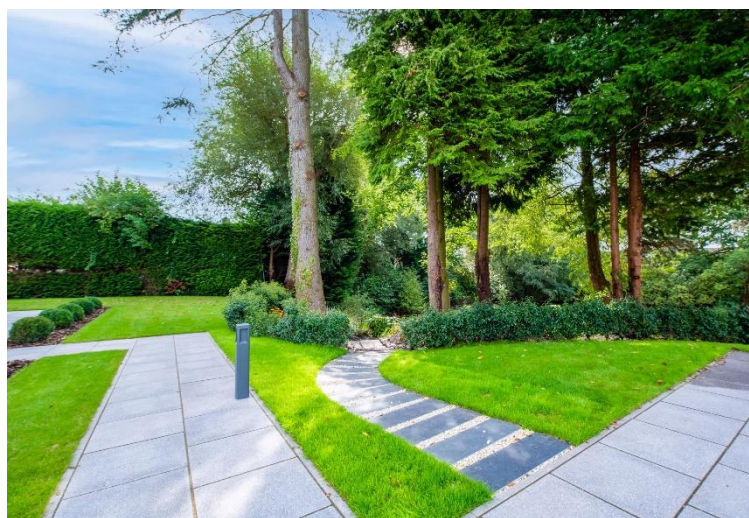












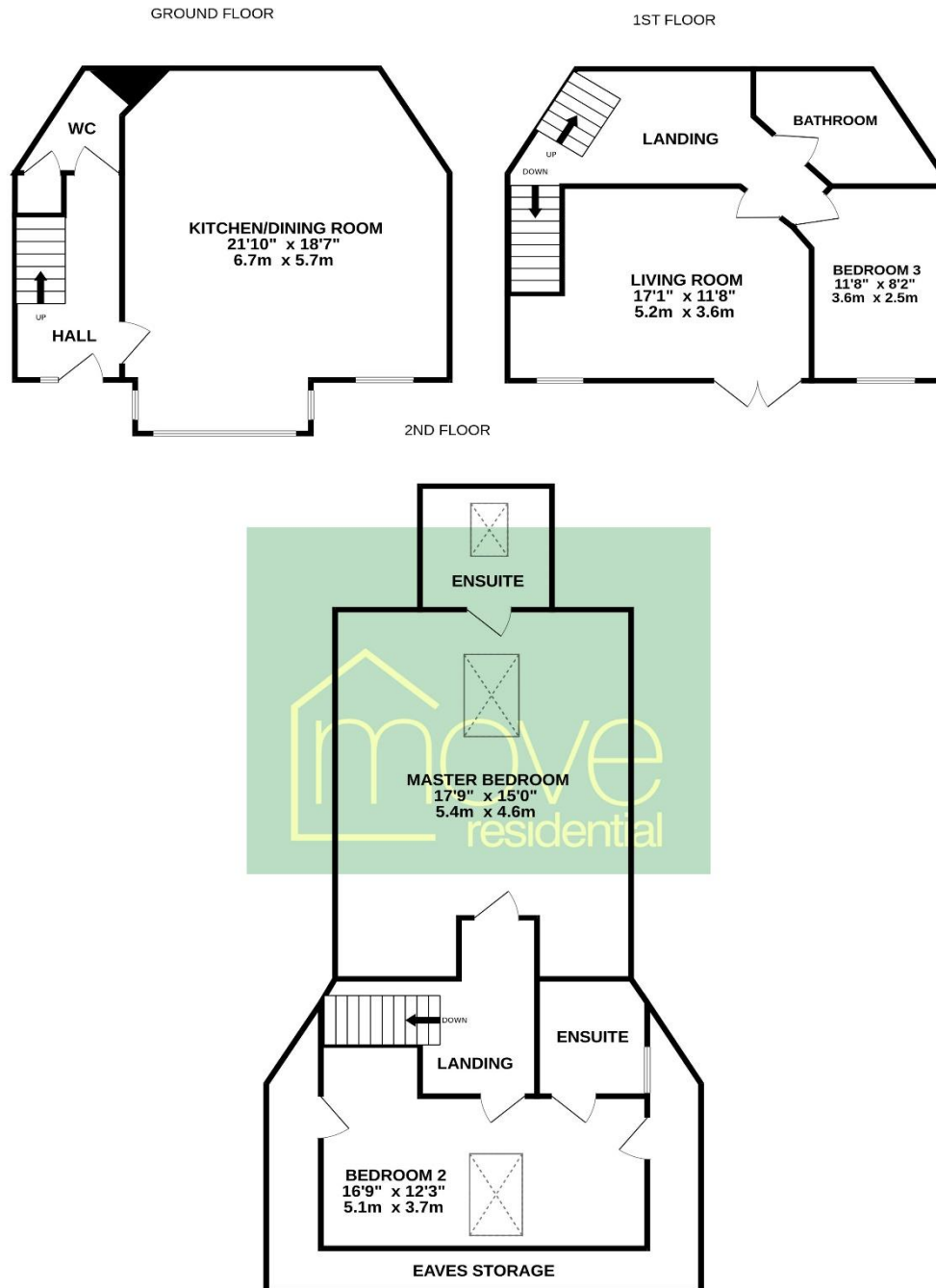
Description

This sensational three/four bedroom townhouse enjoys a coveted location within the prestigious 'Forty Pits' development on Allerton Road in the affluent suburb of Calderstones, L18, just a stones throw from the leafy Calderstones Park. Showcased to the sales market by appointed agents Move Residential, this individually crafted residence offers generous living proportions set over three floors, boasting approximately 1687 square foot. Set within picturesque landscaped communal grounds, this showstopping home is unrivalled in excellence having been finished to the most exemplary specifications throughout, offering the ultimate in luxury high class living. Upon entering the property, you are greeted by a welcoming entrance hall, leading through to a striking open plan kitchen diner which is certain to impress even the most discerning of buyers. Evidently designed to the highest standards, the bespoke dual-coloured kitchen is complete with a range of elegant fitted base, wall and drawer units, complementary Granite work tops providing plentiful surface space, and a variety of high end integrated appliances. The spectacular centre island incorporates a breakfast bar, offering the ideal spot for casual dining, and there is ample room to accommodate a designated formal dining area, providing the ultimate social space for cooking in company and entertaining guests. Concluding the ground floor is a convenient and stylish WC. Ascending to the first floor, you will discover a bright and spacious family lounge, which would also make a fabulous fourth bedroom. The space is bathed in natural light, and finished in a sleek and sophisticated design, featuring French doors out to a Juliet balcony which enjoys scenic views of the communal grounds. To this floor, there is also the first of three spacious and impeccably presented double bedrooms, accompanied by a deluxe fully tiled three-piece family bathroom suite. At the pinnacle of the property, you will find the remaining sleeping accommodation, both rooms benefitting from the added luxury of private ensuite shower facilities. Externally, the property is further enhanced by meticulously maintained communal grounds, consisting of sprawling lawns, a profusion of established greenery and a scenic lake, offering a truly breathtaking outdoor space for residents to enjoy at their leisure. Further benefits include a large allocated off-road parking area for residents, secured by electric gates.

Location

Calderstones is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. 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 : 1687sq.ft. (156.7 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		93 A
81-91	B	84 B	
69-80	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.