



Lynnbank Road, Calderstones, Liverpool, L18 3HF

- Spectacular Five Bedroom Semi Detached Residence
- Expansive & Impeccably Presented Living Proportions
- Sensational Open Plan Kitchen Dining & Living Space
- Ensuite to Master & Luxurious Family Bathroom Suite
- Enviably Located in the Coveted Area of Calderstones
- Entrance Hall, Bay-Fronted Reception Room & WC
- Five Bright & Beautifully Finished Double Bedrooms
- Landscaped Rear Garden, Off-Road Parking & Garage

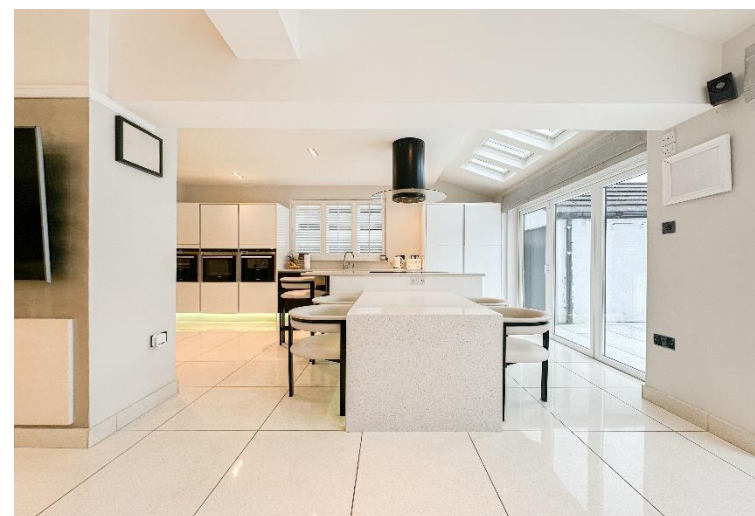


Offers Over £750,000





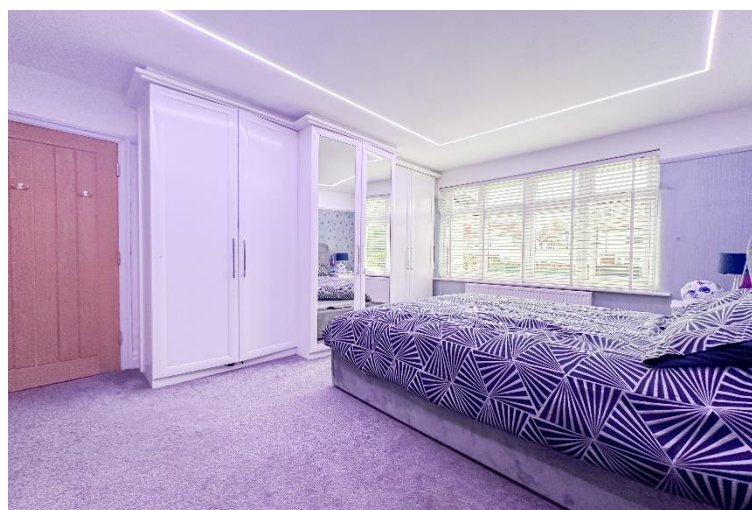
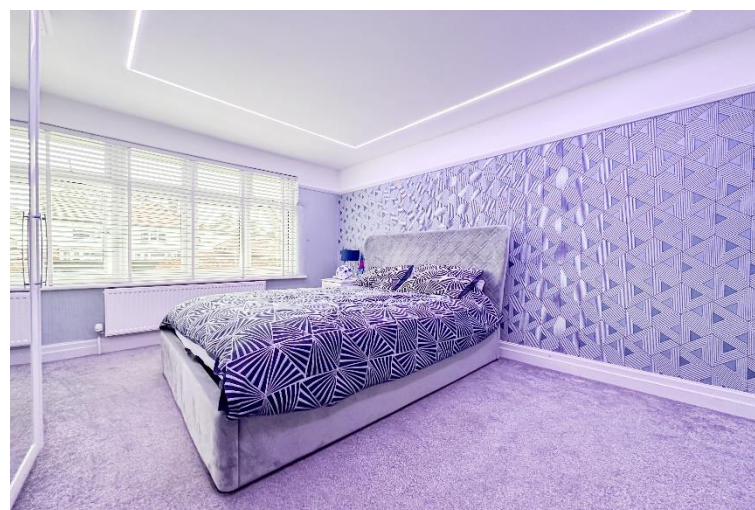








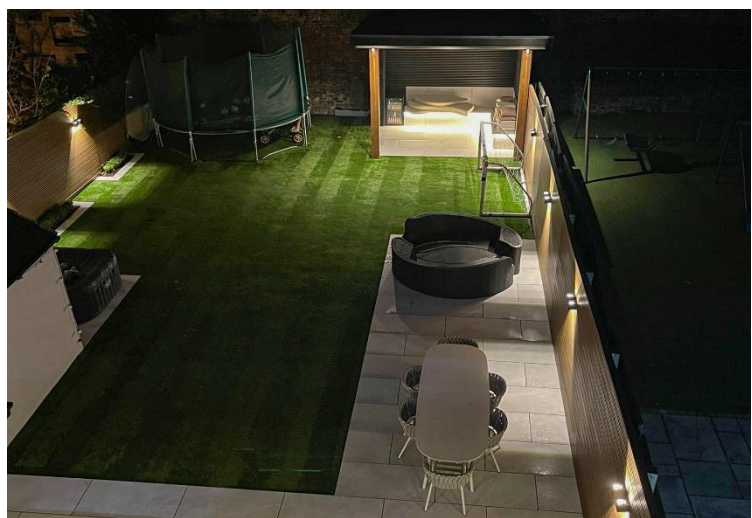












Description

Standing proudly on Lynnbank Road in the highly coveted area of Calderstones, L18, is this spectacular five bedroom semi detached residence, showcased to the sales market by appointed agents Move Residential. Boasting an imposing k-rendered frontage, this property offers expansive and immaculately presented living proportions throughout, promising to make an exceptional forever home for a very lucky family. An elegant entrance hall greets you into the residence, making a fabulous first impression and leading into a spacious family lounge, which is flooded with natural light courtesy of a bay window. Beautifully finished in a tasteful décor boasting Amtico flooring, an eye-catching fireplace, and underfloor heating, this presents a welcoming space to relax and unwind. This is followed by a second impeccably presented reception room, also benefitting from underfloor heating, which flows seamlessly into a sensational open-plan kitchen diner. Certain to impress even the most discerning buyers, this room provides the ultimate versatile social space, perfect for entertaining and enjoying quality time as a family. Evidently designed to exemplary specifications, the kitchen is complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. There is a magnificent centre island which incorporates both a breakfast bar, providing the ideal spot for more casual dining, and a dining table perfect for sharing family mealtimes. This striking space enjoys two sets of bi-fold doors providing views and access out to the rear garden, allowing for seamless transition between the inside and outside, whilst skylights above illuminate the room in daylight. Concluding the extensive ground floor is a convenient WC. Ascending to the first floor, you will discover four generously sized double bedrooms, each finished to an excellent standard featuring plush carpeting throughout and receiving an abundance of natural light. Accompanying the sleeping accommodation is a deluxe four-piece family bathroom suite, featuring chic tiling to the walls and floor, and a walk-in shower unit. At the pinnacle of the property, the loft conversion is home to the showstopping master bedroom which exudes a sense of luxury, featuring a refined décor, air conditioning, and a set of French doors overlooking the garden. The master further benefits from a striking four-piece ensuite bathroom boasting stylish marble pattern tiles to the walls and floor, slick matt black fixtures, and the added comfort of underfloor heating which can be found in all the bathrooms. Externally, the property is further enhanced by a meticulously maintained landscaped rear garden which offers a fantastic outdoor space for the whole household to enjoy. An artificial lawn provides ample room for recreational activities, and a smartly flagged patio area presents a serene spot for al-fresco dining during the warmer months. A range of lighting installations have been positioned to create ambiance, ideal for outdoor entertaining. A substantial driveway provides ample off-road parking, with electric gates offering security, and a sizable garage accommodates additional storage space.

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.

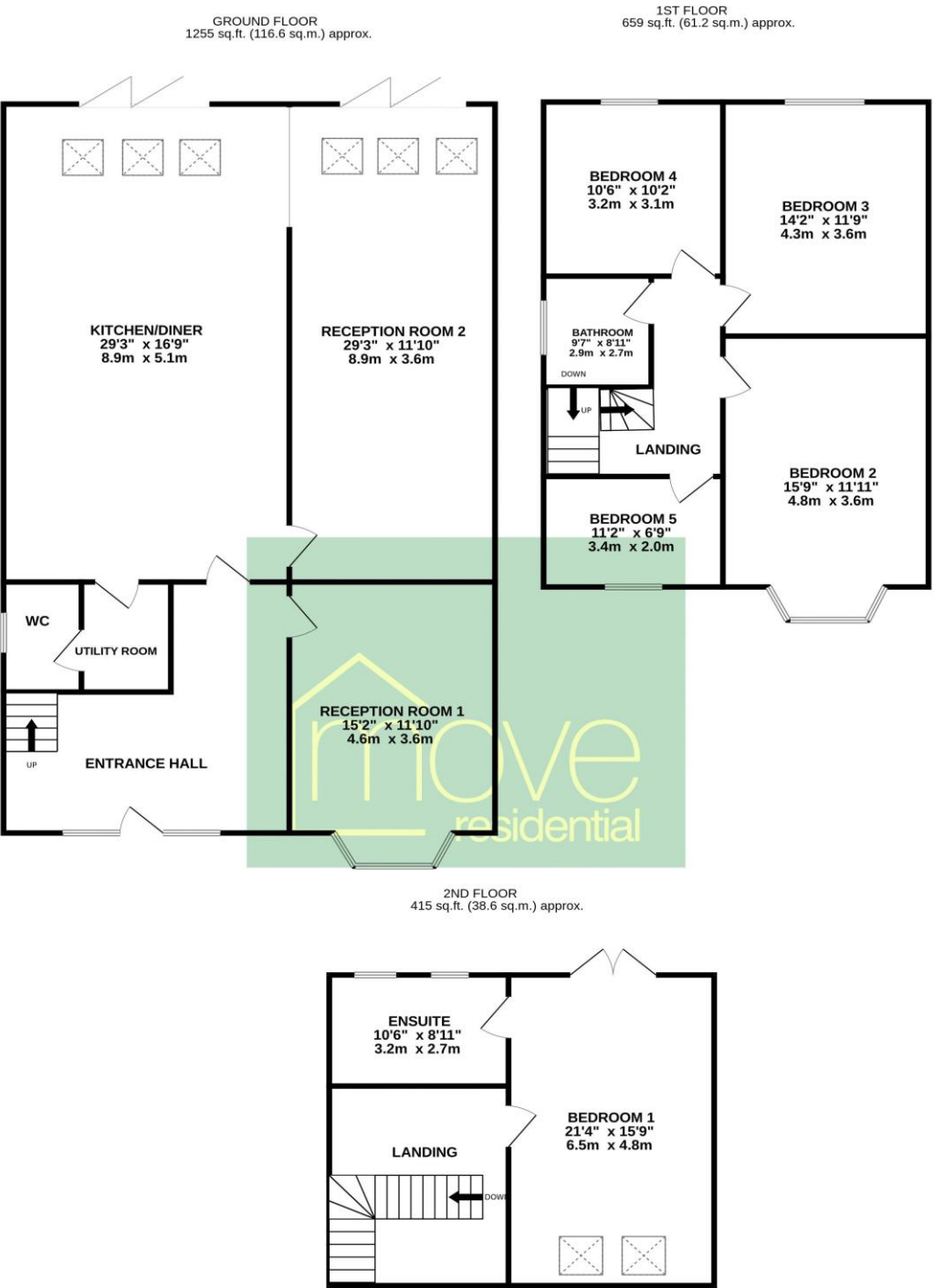
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 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



TOTAL FLOOR AREA : 2329 sq.ft. (216.4 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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