



## Montclair Drive, Calderstones, Liverpool L18 0HA

- Charming and Spacious Three Bedroom Semi Detached Family Home
- Exuding Character, Seamlessly Blending Period Features with Modern Living
- Three Sizeable Double Bedrooms, Three Piece Bathroom and Separate W.C
- Beautifully Manicured Rear Gardens with Decked and Lawned Areas
- Prestigious Location in the Highly Coveted Area of Calderstones, L18
- Hallway, Lounge, Rear Reception Room, Morning Room, Kitchen and Utility
- Gated Access to Off Road Parking and an Attached Single Garage
- Closer Inspection Essential to Appreciate this Superb Home in Full



£600,000  
Freehold







































## **Description**

A rare opportunity has arisen within the sales market to purchase this charming three bedroom semi detached property, enjoying a prime position on Montclair Drive in the ever sought after and desirable suburb of Calderstones, L18. This lovely, traditional style home exudes charm and character and is immaculately presented throughout, proving to be an enviable forever home for an incredibly lucky family.

In brief, the property comprises; a welcoming entrance hallway with a stunning stained glass feature window, a bright and spacious bay fronted family lounge with an eye catching feature fireplace and surround, a delightful rear reception room with built in book cases and sliding patio doors that open out to the beautifully landscaped rear garden, and a morning room ideal for casual dining which opens to a modern fitted kitchen – complete with a comprehensive range of wall and base units with complementing work tops, integrated appliances and ample work surface space. Completing the ground floor is a convenient utility/storage room and a WC/ cloaks which located under the stairs.

To the first floor, you will find three generously sized and very well-presented bedrooms, a three piece family bathroom suite with corner bath, shower and a separate WC.

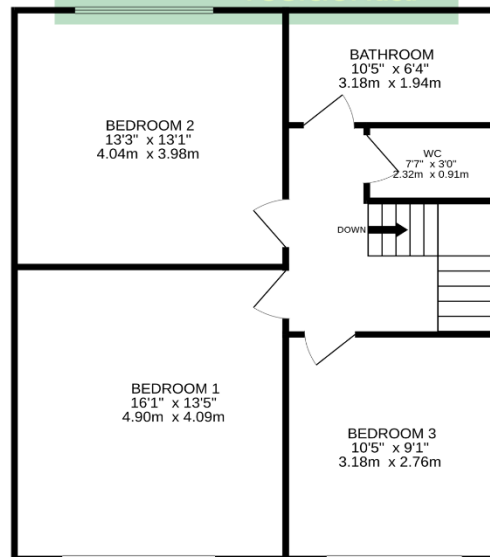
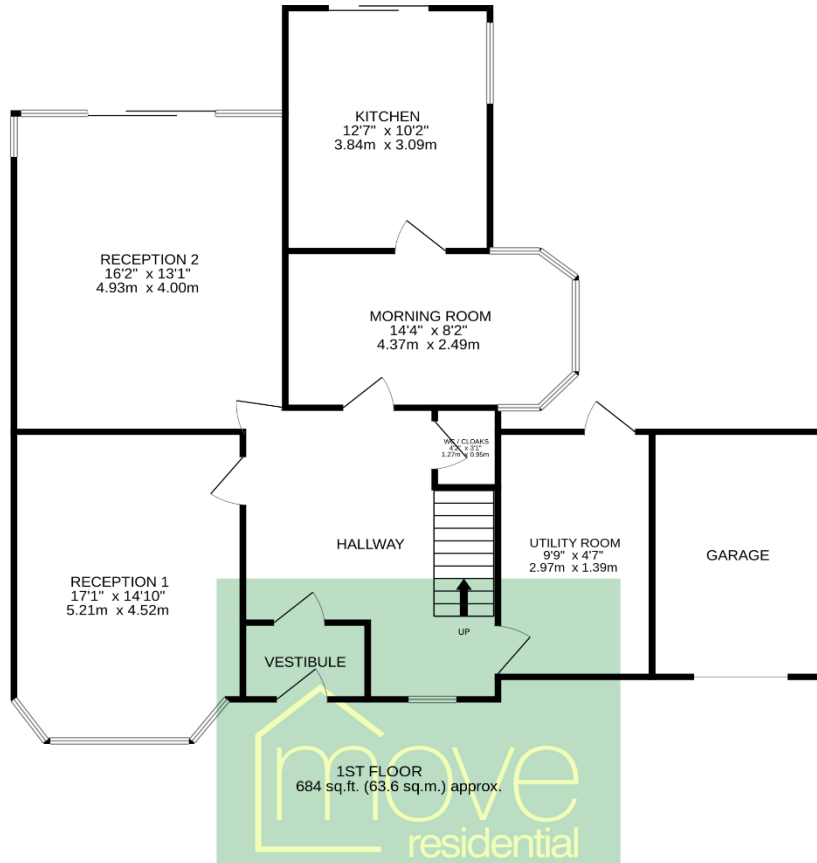
Externally, the property is further enhanced by the grounds which surround it, to the front of the property, there is gated access to a substantial sized driveway and a single garage offering additional storage space. Externally, to the rear elevation there a stunning landscaped and well kept garden which enjoys colourful flowerbeds and mature greenery borders that provide privacy and seclusion. Enjoying a sunny aspect with a decking and lawned areas, this expansive and enviable garden will provide a fabulous outdoor recreational space for the household to enjoy.

## **Location**

Montclair Drive is situated off Woolton Road, Calderstones, L18. The property's location benefits from being easy accessible to Allerton Road and Childwall Fiveways amenities including shops, bars, restaurants and other entertainment facilities. Access to all major road network links including the M62 motorway within one mile.



GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (159.9 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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### **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.