



Green Lane, Calderstones, Liverpool, L18 6HA

- Magnificent Five Bedroom Semi Detached Residence
- Generously Proportioned & Impeccably Maintained
- Charming Conservatory & Substantial Fitted Kitchen
- Fifth Bedroom To The Second Floor With An Ensuite
- Envious Location In Prestigious Area of Calderstones
- Entrance Hall & Three Welcoming Reception Rooms
- Four Substantial Bedrooms & Family Shower Room
- Expansive Rear Garden, Off-Road Parking & Garage



Offers in the Region Of £595,000



















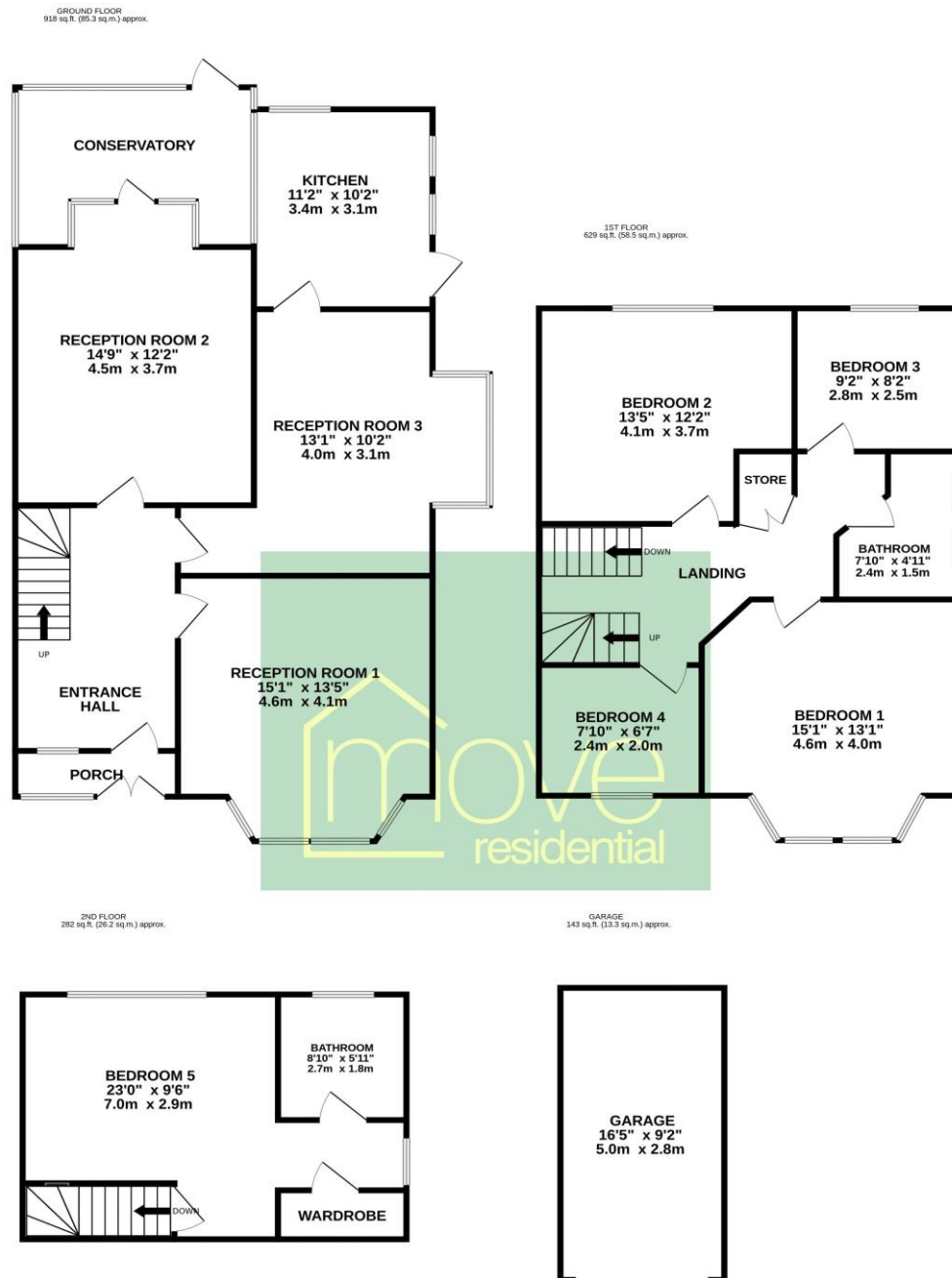
Description

This magnificent five bedroom semi detached residence, enjoying an enviable location on Green Lane in the highly coveted area of Calderstones, L18, is proudly showcased to the sales market courtesy of appointed agents Move Residential. Boasting an imposing frontage, this traditional property offers generous and beautifully presented living proportions throughout, presenting an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most desired suburbs. Upon entering the residence you are greeted by an elegant entrance hall which makes a fabulous first impression, leading through to a spacious and beautifully presented family lounge. Featuring an exquisite feature fireplace and a bay window which bathes the room in natural light, this presents a welcoming space to relax and entertain guests. This is followed by a second substantial reception room which provides access into a well-maintained conservatory, providing a delightful alternative sitting area where views of the enchanting garden can be enjoyed. Continuing through you will discover a bright and airy morning room, offering the ideal space for enjoying mealtimes, which leads through to a substantial modern kitchen complete with a vast range of fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. The property continues to impress as you ascend to the first floor which is home to four generously sized bedrooms, each finished to an excellent standard featuring attractive wood-style flooring and receiving plenty of daylight, accompanied by a deluxe family shower room. The final bedroom is located at the pinnacle of the property on the second floor, which enjoys the added luxury of a four-piece ensuite bathroom. Externally, the residence is further enhanced by an expansive and attractive rear garden which provides an outdoor oasis for the whole household to enjoy. A vast lawn provides plentiful room for recreational activities, whilst a patio area presents a serene spot for al-fresco dining and entertaining. To the front of the property, a sizable driveway provides ample off-road parking, and a detached garage offers an abundance of 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 a choice of two local gyms. 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 : 1973 sq.ft. (183.3 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.