



Fawley Road, Calderstones, Liverpool, L18 9TE

- Exceptional Three Bedroom Semi Detached Home
- Generously Proportioned & Immaculately Finished
- Charming Conservatory & Generous Kitchen Diner
- Deluxe Family Bathroom Suite With Separate WC
- Enviable Location In Coveted Area Of Calderstones
- Entrance Hall & Two Welcoming Reception Rooms
- Three Spacious & Beautifully Presented Bedrooms
- Landscaped Garden, Off-Road Parking & Garage



Offers in Excess of £510,000



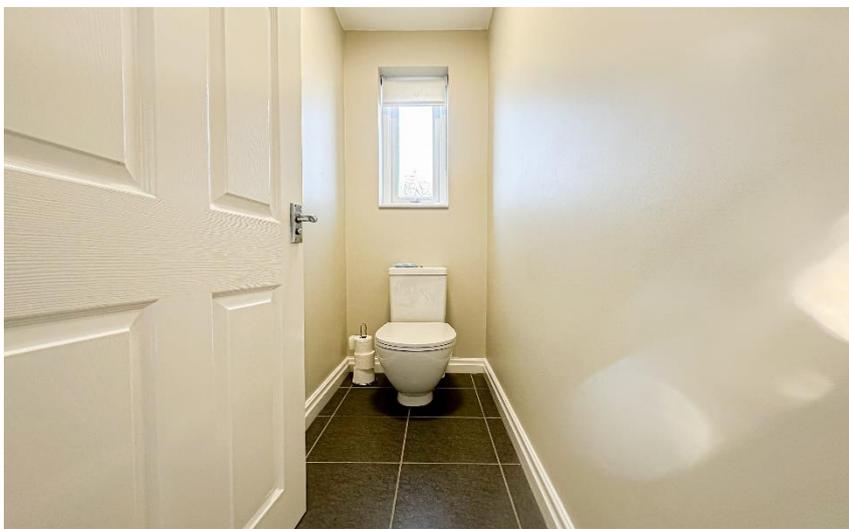


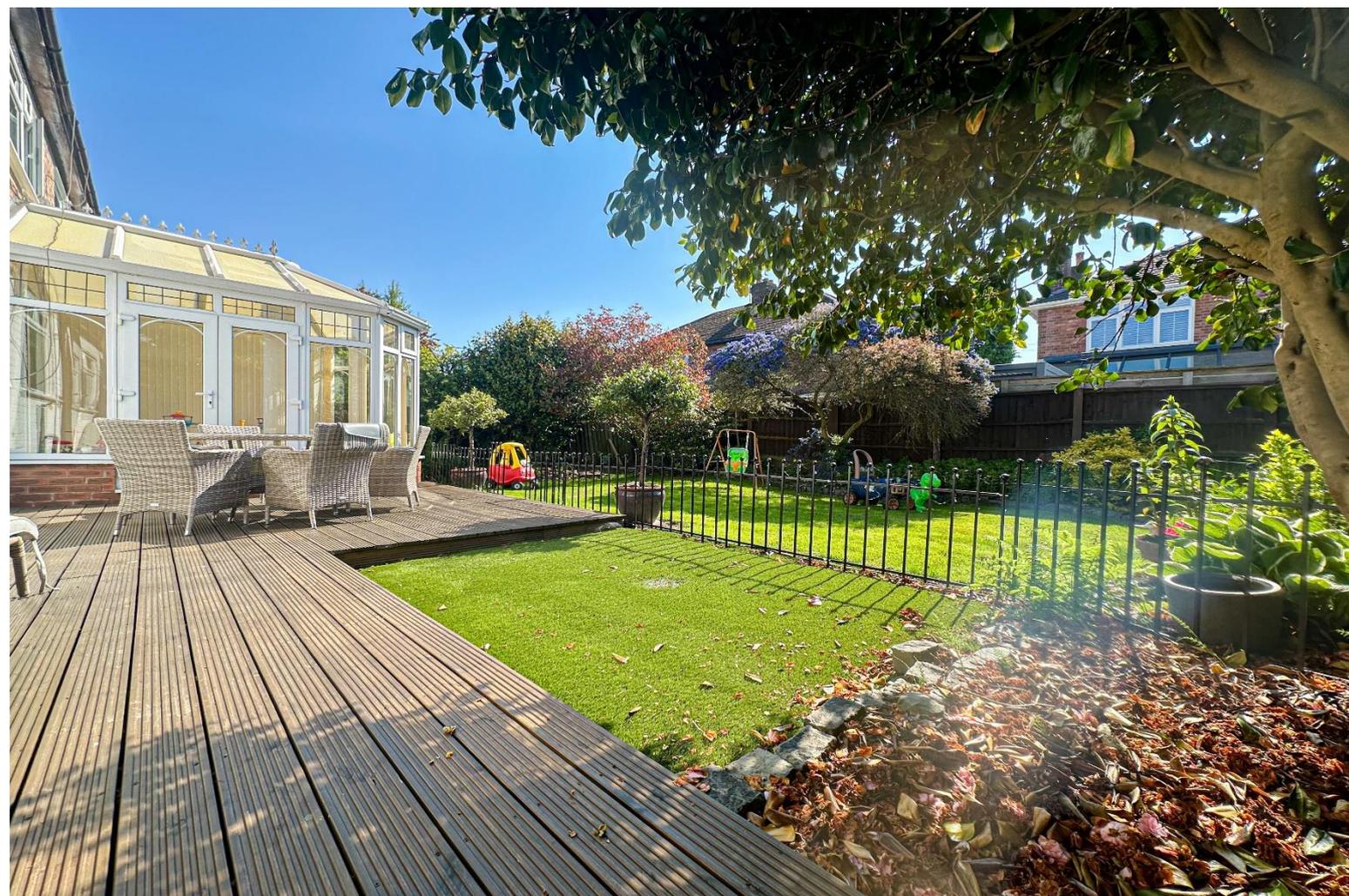












Description

Enjoying an enviable location on Fawley Road in the highly coveted area of Calderstones, L18, is this exceptional three bedroom semi detached residence, proudly showcased to the sales market courtesy of appointed agents Move Residential. The property boasts an imposing frontage and offers generous and immaculately presented living proportions throughout, promising to make an outstanding forever home for an extremely lucky family. Upon entering the residence, you are greeted by an inviting entrance hall which guides you through to a spacious family lounge, enjoying a box-bay window which bathes the room in natural light. Finished in a neutral tasteful décor which complements the attractive wood style flooring and eye-catching fireplace, this presents the perfect space to entertain guests. Following this is a second bright and substantial reception room featuring a set of sliding doors providing access to a well-maintained conservatory which offers a delightful alternative sitting area where views of the lovely rear garden can be enjoyed. Continuing through you will find a generously sized kitchen diner which is certain to impress, complete with a range of modern fitted base and wall units and complementary worktops providing plentiful surface space. With ample room to accommodate a dining table, this presents a wonderful social setting for enjoying family mealtimes and cooking in company. The outstanding quality continues to the first floor where you will discover three well-proportioned double bedrooms, each impeccably presented and receiving an abundance of daylight. Accompanying the sleeping accommodation is a deluxe family bathroom suite and adding the finishing touch to this remarkable residence is a convenient separate WC. Externally, the property is further enhanced by a meticulously landscaped rear garden which provides a fantastic outdoor space for the whole household to enjoy. A low maintenance artificial lawn offers plenty of room for recreational activities whilst a raised decking area presents a serene spot for al-fresco dining and entertaining during the warmer months. To the front, a sizable driveway provides ample off-road parking, and a garage offers additional storage space. A viewing is highly recommended to fully appreciate the spacious proportions and high quality finishes that this fabulous residence has to offer, presenting an opportunity for those searching for a family home in on of South Liverpool's most prestigious areas.

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.

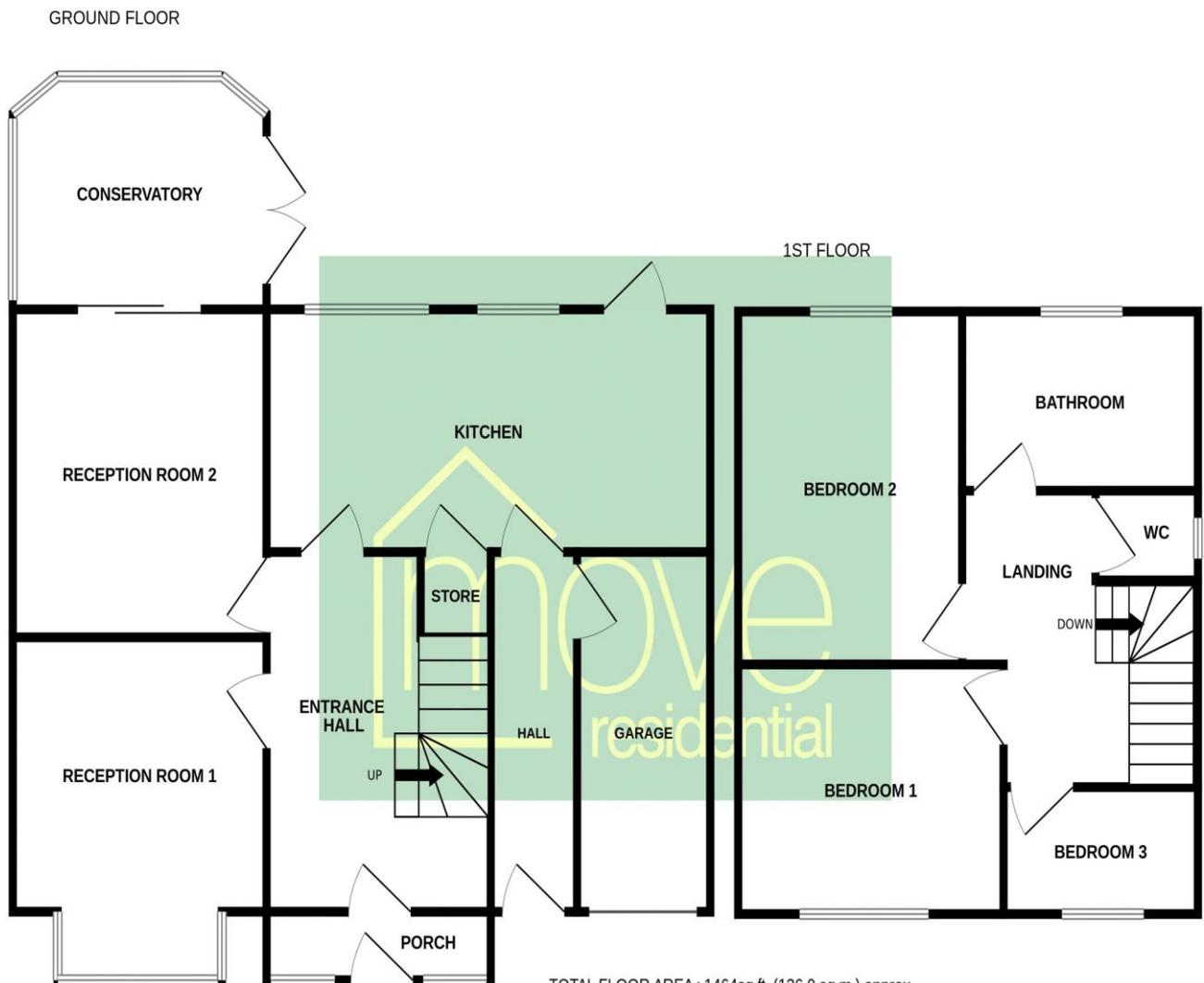
EPC Summary

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.

Floor Plan



TOTAL FLOOR AREA : 1464sq.ft. (136.0 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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