



## Moorcroft Road, Calderstones, Liverpool, L18 9AB

- Sensational Two Bedroom Ground Floor Apartment
- Finished To Exemplary Specifications Throughout
- Immaculately Finished Lounge With Bi-Fold Doors
- Both Bedrooms Enjoy Luxurious Ensuite Facilities
- Enviaible Location In Coveted Area Of Calderstones
- Entrance Hall & Stunning Open Plan Kitchen Diner
- Two Spacious & Immaculately Presented Bedrooms
- Beautifully Maintained Garden & Allocated Parking



Offers in the Region Of £525,000



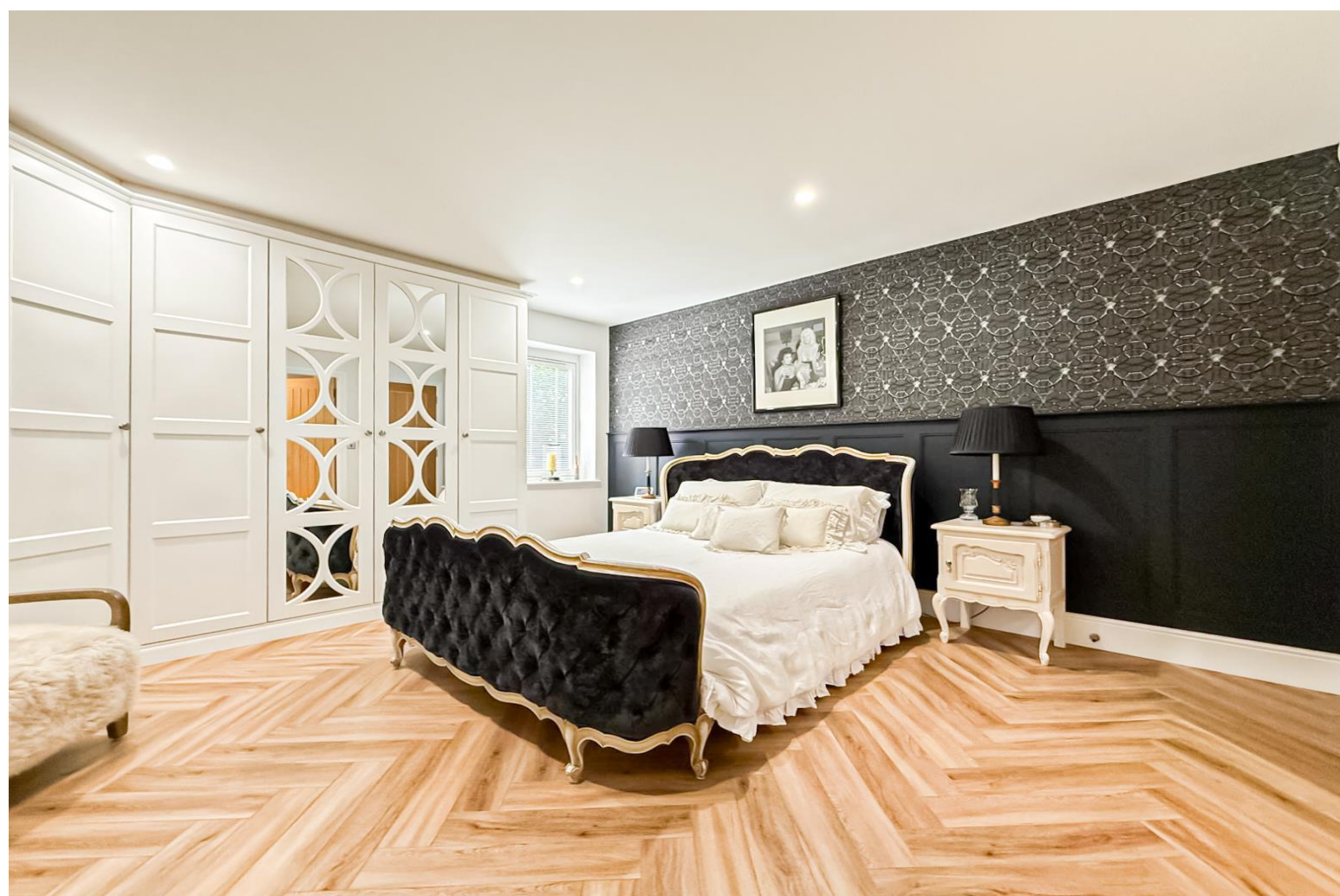






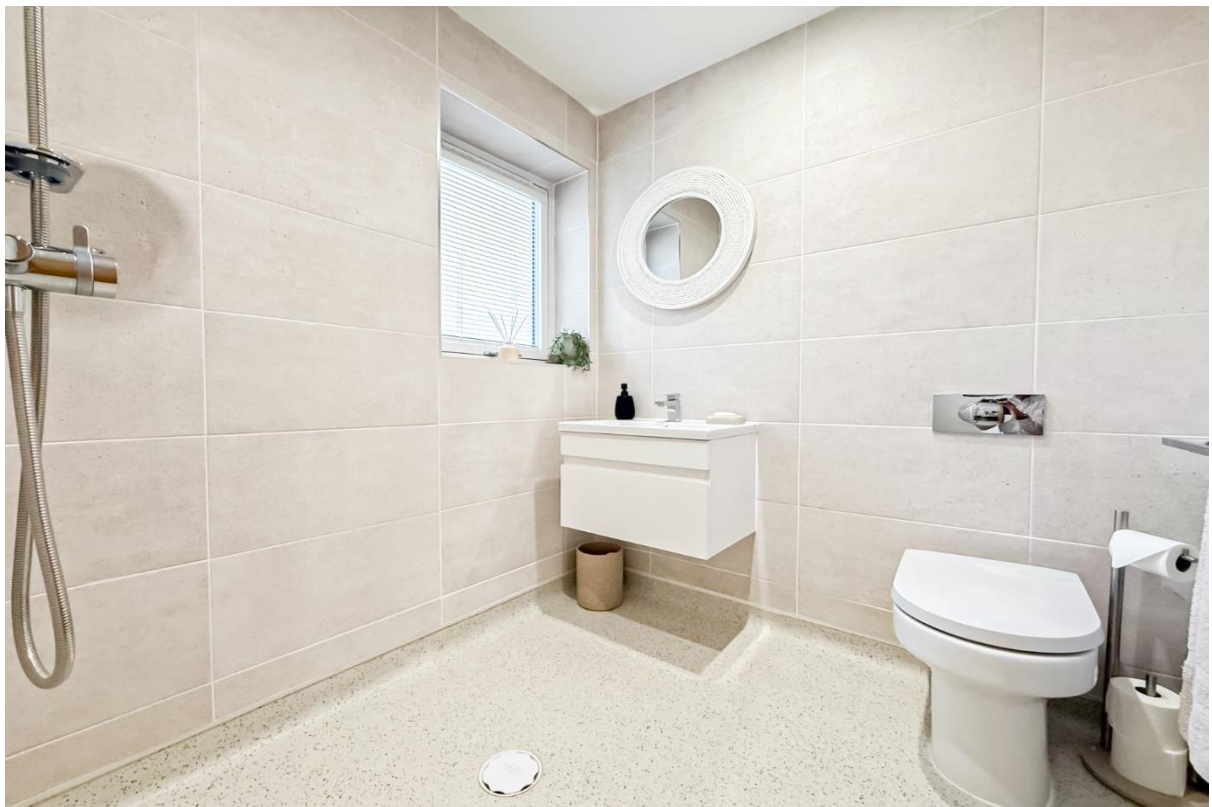




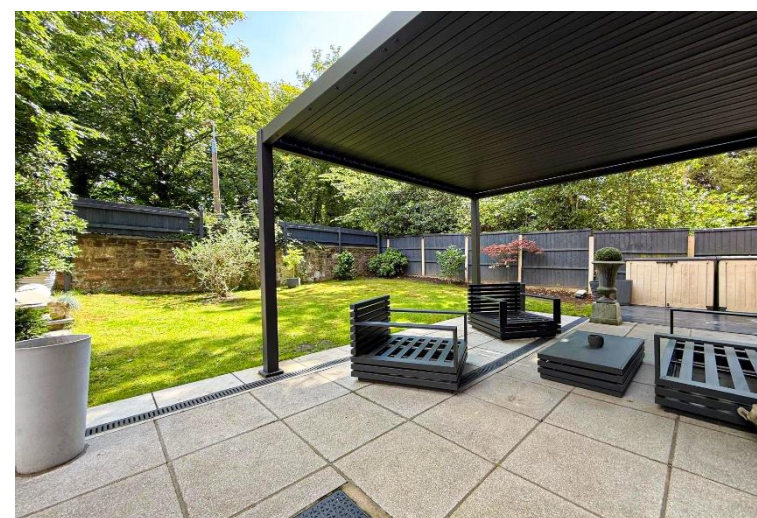














## **Description**

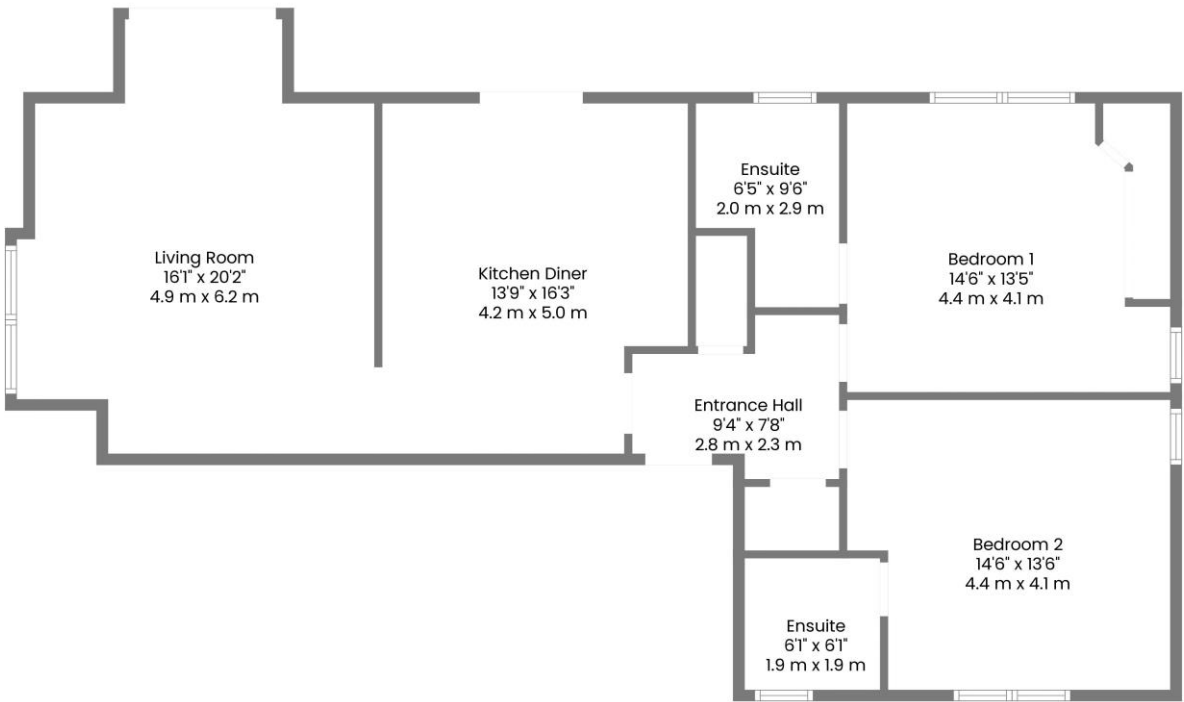
This sensational two bedroom ground floor apartment, found within a desirable modern development in the highly coveted area of Calderstones, L18, is proudly presented to the sales market courtesy of appointed agents Move Residential. Boasting generous living proportions finished to the most exemplary specifications throughout, this exquisite property presents an opportunity not to be missed for those looking to downsize without compromising on luxury, comfort and outdoor space. You are greeted into the property by an inviting entrance hall featuring attractive parquet style flooring which continues throughout the whole property. This leads through to a stunning kitchen diner boasting elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. Boasting a set of French doors providing garden views as well as plenty of room to accommodate a dining table, this presents a charming social setting for cooking in company and sharing mealtimes. The kitchen diner flows seamlessly into a spacious lounge, immaculately finished in a fresh tasteful décor and awash with natural light. Featuring a set of bi-fold doors providing seamless access into the garden, this presents a tranquil and stylish space to relax and entertain guests. The sleeping accommodation consists of two well-proportioned double bedrooms, each finished to an impeccable standard and receiving an abundance of daylight. The master bedroom enjoys the added luxury of a deluxe three-piece ensuite bathroom, whilst the second bedroom benefits from a contemporary style wet room. Externally, the residence is enhanced by its own substantial private garden, offering a beautifully maintained outdoor oasis, consisting of a neatly manicured lawn and a smartly flagged patio area, partially covered to offer a serene spot for al-fresco dining and entertaining all year round. Residents of the development further benefit from allocated off-road parking. A viewing is recommended to fully appreciate the spacious proportions and high-quality finishes that this exceptional residence has to offer, promising to make an enviable future home for those searching for a unique luxury living experience in the heart of one 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.



Floor Plan



TOTAL: 1065 sq. ft, 99 m2  
FLOOR 1: 1065 sq. ft, 99 m2  
WALLS: 84 sq. ft, 8 m2

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 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.