



The Copse, Calderstones, Liverpool, L18 3NH

- Magnificent Four Bedroom Detached Family Residence
- A Rare Find - Available For Sale With No Onward Chain
- Entrance Hall, Bay-Fronted Lounge, Utility Room & WC
- Four Spacious Bedrooms & Luxurious Family Bathroom
- Enviaible Location In The Coveted Area Of Calderstones
- Fully Refurbished To the Most Exemplary Specifications
- Showstopping Open Plan Kitchen, Dining & Living Area
- Impressive Garden To Rear, Off-Road Parking & Garage



Offers in Excess of £600,000



















Description

Nestled within The Copse, one of Liverpool's most sought-after addresses located in the prestigious area of Calderstones, L18, is this magnificent four bedroom detached residence, proudly presented to the sales market courtesy of appointed agents Move Residential. This property boasts generous and versatile living proportions throughout, thoughtfully designed to meet the needs of modern living, and has been fully refurbished to the most exemplary standard, showcasing immaculately presented and tastefully decorated interiors throughout. Available for sale with no onward chain, this presents an opportunity not to be missed for those searching for a forever family home that is ready to move into right away with no work required. Upon entering the residence, you are greeted by an elegant entrance hall which makes a fabulous first impression, featuring an attractive parquet style flooring which continues throughout the ground floor. From here you are led into a spacious and beautifully presented family lounge which is flooded with natural light courtesy of a bay-window, presenting a welcoming and stylish space to relax and unwind. At the heart of the home is a sensational open plan kitchen dining and living space, which has evidently been finished to the very highest specifications, featuring a set of bifold doors which provide seamless access out to the garden and floor to ceiling windows illuminating the space in daylight. 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. A spectacular centre island incorporates a breakfast bar, providing the ideal spot for more casual dining, and with ample room to accommodate both a sitting and dining area, this presents the ultimate social setting, perfectly suited to enjoying family mealtimes and hosting on a grander scale. The kitchen provides access into a well-equipped utility room, and concluding the ground floor is a convenient WC. The outstanding quality continues to the first floor, where you will discover four generously sized bedrooms, each impeccably presented featuring plush carpeting throughout and receiving an abundance of natural light. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this remarkable residence is a luxurious four-piece family bathroom suite which exudes a spa-like ambience, boasting a free-standing bathtub and a walk-in shower unit. Externally, the property is further enhanced by a meticulously maintained rear garden which provides a fantastic outdoor space for the whole household to enjoy. A neatly manicured lawn offers ample room for recreational activities, whilst a smartly flagged patio area presents a serene spot for al-fresco dining and entertaining. To the front a substantial driveway provides ample off-road parking, whilst an integral garage offers 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.

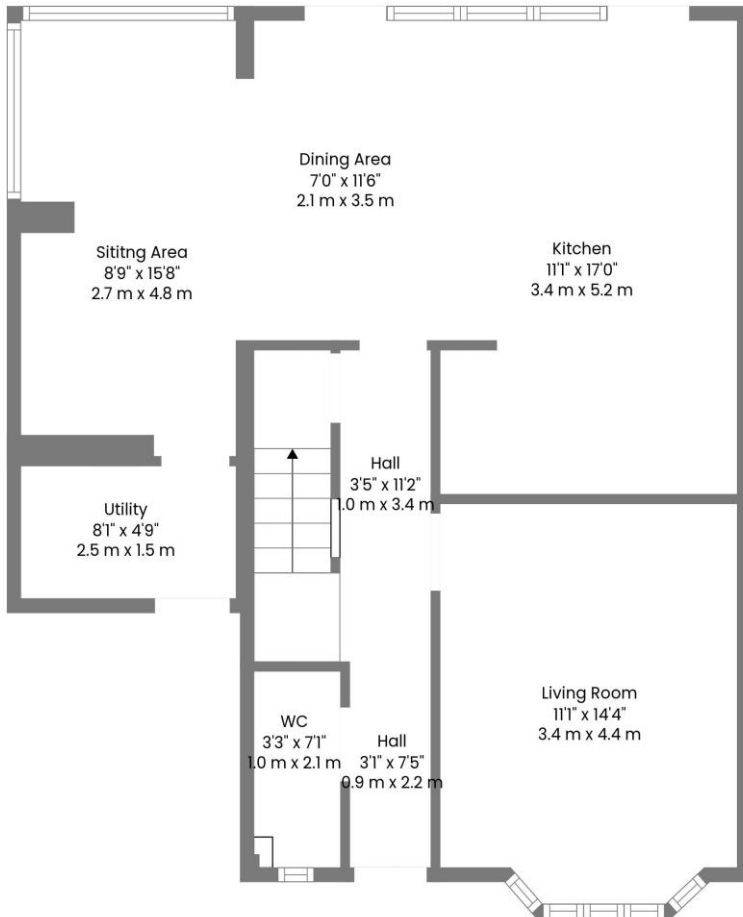
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

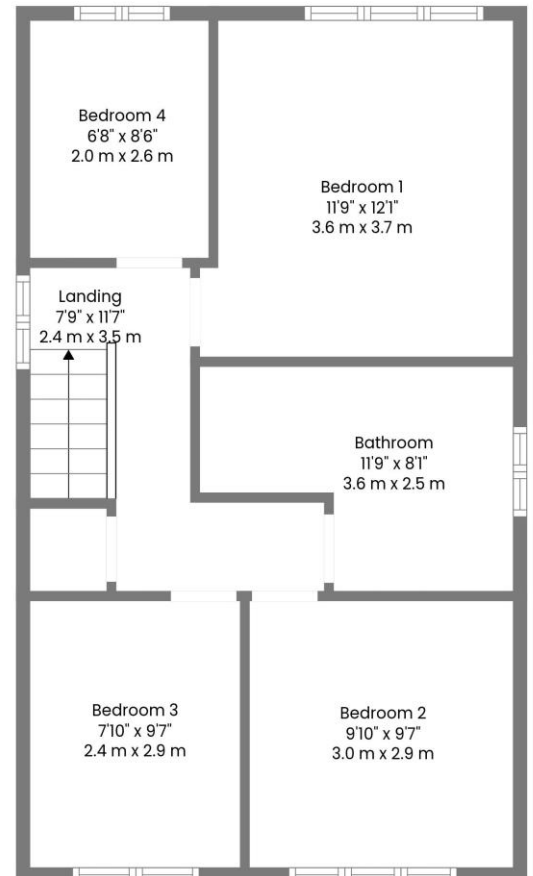
Additional Information

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



Floor 1



Floor 2

TOTAL: 1249 sq. ft, 116 m2
 FLOOR 1: 700 sq. ft, 65 m2, FLOOR 2: 549 sq. ft, 51 m2
 EXCLUDED AREAS: UTILITY: 38 sq. ft, 4 m2
 WALLS: 108 sq. ft, 10 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.