



## Allerton Road, Calderstones, Liverpool, L18 3JT

- Exquisite Grade II Listed Three Bedroom Bungalow
- Envious Location In Coveted Area Of Calderstones
- Stunning Open Plan Kitchen, Dining & Living Space
- Ensuite To Master & Luxury Family Shower Room
- Positioned At The Entrance Of Allerton Golf Club
- Extended & Finished To Immaculate Specifications
- Three Generous & Beautifully Presented Bedrooms
- Charming Rear Garden & Gated Off-Road Parking



£625,000













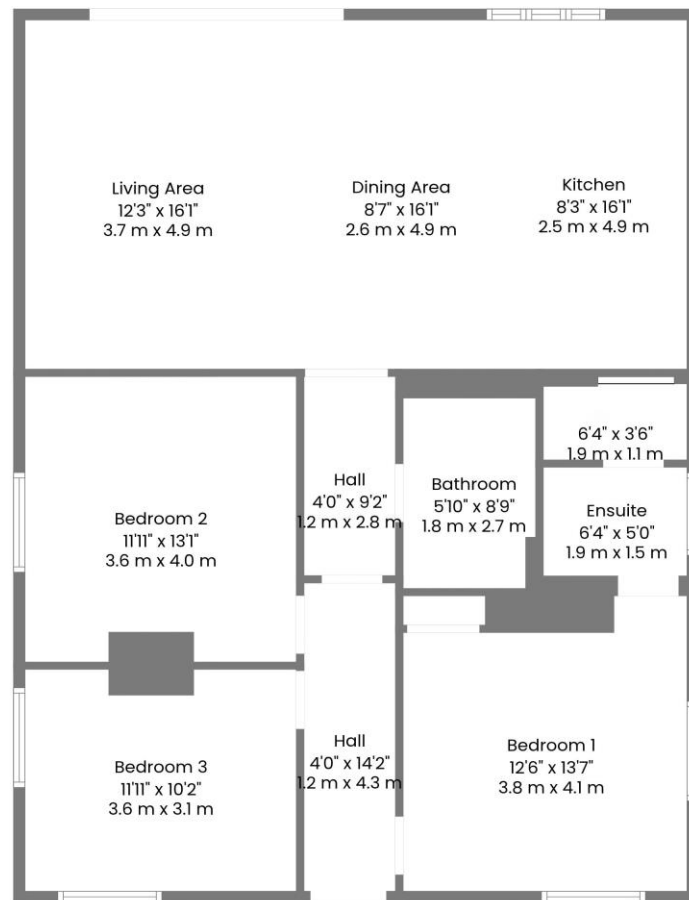
## **Description**

Move Residential are proud to present this truly unique opportunity to the sales market, offering this exceptional Grade II listed three bedroom bungalow located on Allerton Road in the highly prestigious area of Calderstones, L18. Found at the entrance of Allerton Manor Golf Club, this property occupies an enviable position enjoying scenic views over the established grounds, and having been extended, offers versatile and generous living proportions. Finished to the most exemplary specifications throughout, this promises to make a truly incomparable future home for a very lucky buyer. You are greeted into the residence by an inviting entrance hall, which leads through to a stunning open plan kitchen dining and living area, which is certain to impress even the most discerning of buyers. Immaculately presented throughout, this space features attractive wood style flooring and boasts a set of bi-fold doors which provide seamless access to the garden and flood the room with natural light. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops, a selection of sleek integrated appliances, and a centre island. With ample room to accommodate both a sitting and dining area, this presents the ultimate social setting for sharing mealtimes with family and friends and hosting on a larger scale. The high quality continues through to the sleeping accommodation which consists of three generously sized double bedrooms, each beautifully presented and receiving plenty of daylight. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, and adding the finishing touch to the interior of this exquisite home is a contemporary style family shower room, boasting a walk-in shower unit. Externally, the property further benefits from a substantial and private rear garden, consisting of a neatly maintained lawn and smartly flagged patio area, presenting a charming setting for al-fresco dining and entertaining. To the front, a gated driveway provides off-road parking for several vehicles.

## **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: 1166 sq. ft, 108 m2**

FLOOR 1: 1166 sq. ft, 108 m2

EXCLUDED AREAS: WALLS: 70 sq. ft, 7 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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 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.