



Beech Lane, Calderstones, Liverpool, L18 3ER

- Magnificent Four Bedroom Semi Detached Residence
- Generously Proportioned & Brimming With Potential
- Fitted Kitchen Diner, Conservatory & Downstairs WC
- Contemporary Family Shower Room & Separate WC
- Envious Location In Prestigious Area Of Calderstones
- Entrance Hall, Family Lounge & Second Sitting Room
- Four Bright & Substantially Sized Double Bedrooms
- Delightful Rear Garden, Off-Road Parking & Garage



Offers Over £550,000















Description

Standing proudly on Beech Lane in the highly coveted area of Calderstones, L18, is this magnificent four bedroom semi detached residence, proudly showcased to the sales market courtesy of appointed agents Move Residential. Boasting an enchanting frontage exuding kerb appeal, this property offers generous and versatile living proportions which have been beautifully maintained throughout. Promising exciting scope for modernisation, this presents an opportunity not to be missed for those searching for a forever family home they can put their own stamp on, in one of South Liverpool's most prestigious suburbs. An inviting entrance hall greets you into the property, featuring attractive parquet style flooring, leading through to a spacious bay-fronted family lounge. Awash with natural light and finished in a neutral tasteful décor which complements the feature fireplace and plush carpeting, this presents a welcoming space for entertaining guests. Following the lounge is a second sitting room which enjoys a cosy wood burner as well as floor to ceiling windows and a door out to the rear, offering a tranquil setting to relax and unwind whilst enjoying views of the garden. Continuing through you will find a substantial fitted kitchen featuring sliding doors which provide seamless access into a well-maintained conservatory, presenting a delightful space for enjoying mealtimes with family and friends. Concluding the extensive ground floor is a convenient WC. Ascending to the first floor, you will discover four generously sized double bedrooms, each finished to an excellent standard and receiving plenty of daylight. Serving the sleeping accommodation is a contemporary style family shower room, alongside a separate WC which concludes the interior of this impressive home. Externally a delightful rear garden, consisting of a lawn and flagged patio area, presents an idyllic spot for al-fresco dining and entertaining, and the property further benefits from off-road parking and a detached garage offering additional storage space. A viewing is recommended to fully appreciate the spacious proportions and potential this superb home has to offer.

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: 1805 sq. ft, 167 m2

FLOOR 1: 961 sq. ft, 89 m2, FLOOR 2: 844 sq. ft, 78 m2

EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m2, BAY WINDOW: 8 sq. ft, 1 m2, WALLS: 144 sq. ft, 14 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		82 B
69-80	C		
55-68	D	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.