



Cleveley Road, Calderstones, Liverpool, L18 9UN

- Impressive Three Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Presented
- Welcoming Living Room & Stylish Fitted Kitchen
- Contemporary Four-Piece Family Bathroom Suite
- Prime Location In Desirable Area Of Calderstones
- Porch, Entrance Hall & Bay-Fronted Dining Room
- Two Substantial Double Bedrooms & Large Single
- Huge Garden To Rear, Garage & Off-Road Parking



Offers Over £475,000













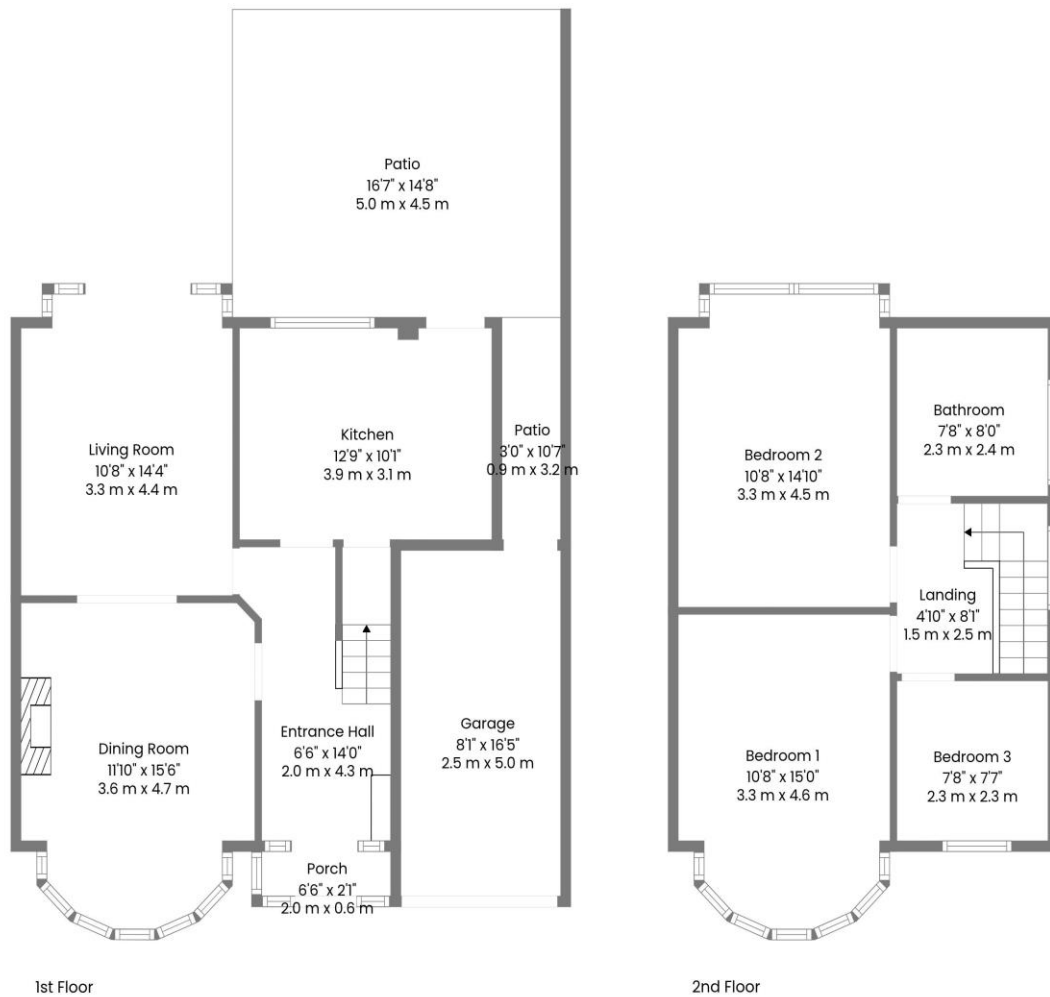
Description

Enjoying a prime position on Cleveley Road in the highly coveted area of Calderstones, L18, is this impressive three bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. This property boasts an imposing frontage and a wealth of living space within, offering an abundance of room for growing families. Finished to a high standard throughout, this presents an opportunity not to be missed for those searching for their forever home in one of South Liverpool's most prestigious suburbs. Upon entering the residence via the porch, you are greeted by an inviting entrance hall which leads through to a spacious dining room, awash with natural light courtesy of a walk-in bay window. Boasting attractive wood style flooring and a feature fireplace, this presents an elegant space for enjoying family mealtimes and entertaining guests. The dining room is followed by a welcoming family lounge which offers a tranquil setting for relaxation, featuring a set of french doors providing views and access out to the rear garden. Continuing through, you will find the substantial modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space, which concludes the ground floor. The property continues to impress as you ascend to the first floor where you will discover two generously sized double bedrooms and a well-proportioned single room, each beautifully presented and receiving plenty of daylight, with the master room further benefitting from fitted wardrobes and a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a deluxe four-piece family bathroom suite. Externally, the property is further enhanced by an extensive rear garden which provides a fantastic outdoor space for the whole household to enjoy, surrounded by mature greenery borders which offer privacy and seclusion. An expansive lawn offers plenty of room for recreational activities, whilst a patio area presents a serene setting for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking, whilst a 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 café, 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: 1055 sq. ft, 98 m2

1st floor: 555 sq. ft, 52 m2, 2nd floor: 500 sq. ft, 46 m2

EXCLUDED AREAS: GARAGE: 133 sq. ft, 12 m2, PORCH: 14 sq. ft, 1 m2, PATIO: 274 sq. ft, 25 m2,
WALLS: 130 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		88 B
69-80	C		
55-68	D	67 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.