



## Verdale Park, Calderstones, Liverpool, L18 3LD

- Three Bedroom Top Floor Apartment
- Inviting Open Plan Lounge & Diner
- Master Bedroom with Fitted Wardrobes
- Family Bathroom Suite
- Highly Desirable Verdale Park Development
- Substantial Fitted Kitchen
- Two Further Generously Sized Bedrooms
- Communal Gardens & Private Single Garage



£185,000

















## **Description**

This attractive three bedroom top floor apartment is located in the highly sought after suburb of Calderstones, L18. Situated within the desirable Verdala Park development, the property would prove to be an ideal purchase for someone looking to downsize within one of South Liverpool's most popular locations. Offering a well thought out layout, the property briefly comprises; a vestibule entrance, an entrance hallway, a bright and spacious open plan lounge diner, a substantial modern fitted kitchen, a master bedroom suite with custom built fitted wardrobes, two further smaller doubles and a three piece family bathroom suite. The apartment also features double glazing and gas central heating throughout, along with a well-maintained communal entrance with secure intercom access. Additionally, residents of the complex can enjoy the expansive shared gardens exclusively, as well as allocated parking and access to a private single garage.

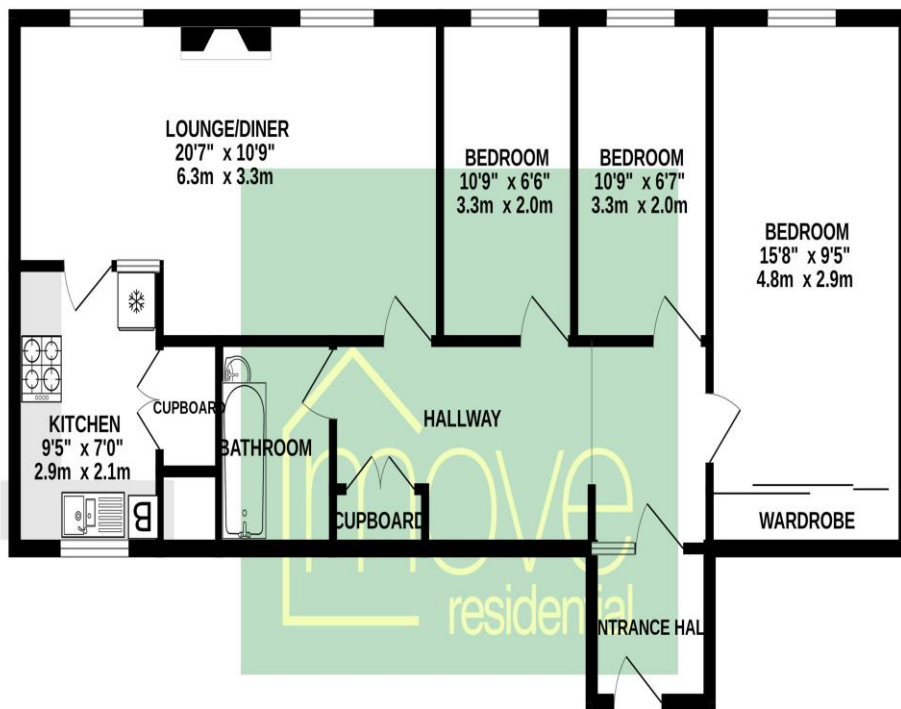
## **Location**

Verdala Park is situated off Booker Avenue, which is within the popular residential area of Calderstones, L18. There is access to a range of amenities including popular and well established schooling covering all age ranges in addition to excellent recreation ground and open space available at Calderstones Park. Allerton Road is only a short distance away and offers a vibrant selection of wine bars and restaurants in addition to leisure amenities including a cinema and a library. Public transport services are available locally and comprehensive local road links bring Liverpool city centre and many further districts of Liverpool to within easy reach. In addition, the John Lennon Liverpool Airport is situated only a short car journey away.

EPC to follow

## Floor Plan

GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



70 VERDALA PARK, LIVERPOOL. L18 3LD

TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## 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.