



## Montclair Drive, Calderstones, L18 0HB

- Beautiful Four Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Morning Room, Fitted Kitchen & Separate Utility
- Three Piece Main Bathroom Suite & Downstairs WC
- Located in Sought-After Suburb of Calderstones
- Entrance Hall & Two Spacious Reception Rooms
- Three Substantial Double Bedrooms & Single Room
- Delightful Rear Garden, Off-Road Parking & Garage



Offers Over £620,000













































## **Description**

Enjoying a prime location on Montclair Drive in the highly sought-after suburb of Calderstones, L18, is this beautiful four bedroom semi-detached residence, proudly introduced to the sales market by appointed agents, Move Residential. This charming traditional property offers generous and immaculately presented living proportions throughout, promising to provide the perfect future home for a growing family looking to upsize in one of South Liverpool's most desirable areas. A bright and inviting entrance hall greets you into the property, leading you into the first of two spacious and welcoming reception rooms. The front lounge enjoys a large bay window which floods the space with natural light and the rear sitting room benefits from a set of french doors providing views and access out to the lovely rear garden. Both reception rooms boast a neutral tasteful décor and eye-catching feature fireplaces, presenting welcoming spaces to relax with family and friends. Following this is a bright and delightfully presented morning room, illuminated in daylight courtesy of the large window, which provides the perfect setting for enjoying family mealtimes and entertaining guests, flowing seamlessly into a modern kitchen. The kitchen is complete with a range of fitted base and wall units, and plentiful surface space, further benefitting from a separate utility room to the side. Completing the ground floor is a convenient WC. Ascending to the first floor the property continues to impress, offering three generously sized double bedrooms, and a well-proportioned single room, all finished to an excellent standard, and receiving plenty of natural light, with the master bedroom enjoying a large bay window. Concluding the interior of the property is a spacious three-piece family bathroom suite, featuring a fabulous corner bathtub. Externally, there is a delightful landscaped rear garden, made up of a beautifully maintained lawn with lush greenery borders offering privacy and seclusion, along with a well-maintained decking area presenting an idyllic spot for enjoying al-fresco dining in the summer months. To the front is a substantial driveway providing ample off-road parking for two vehicles, as well as a sizable garage which accommodates additional storage space.

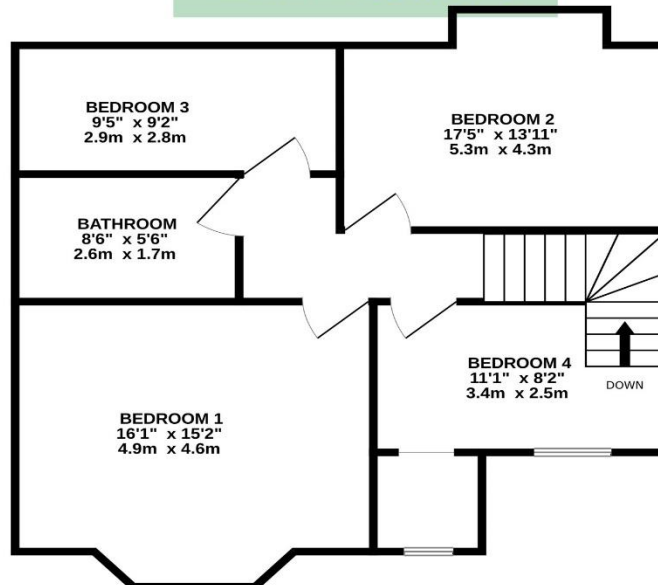
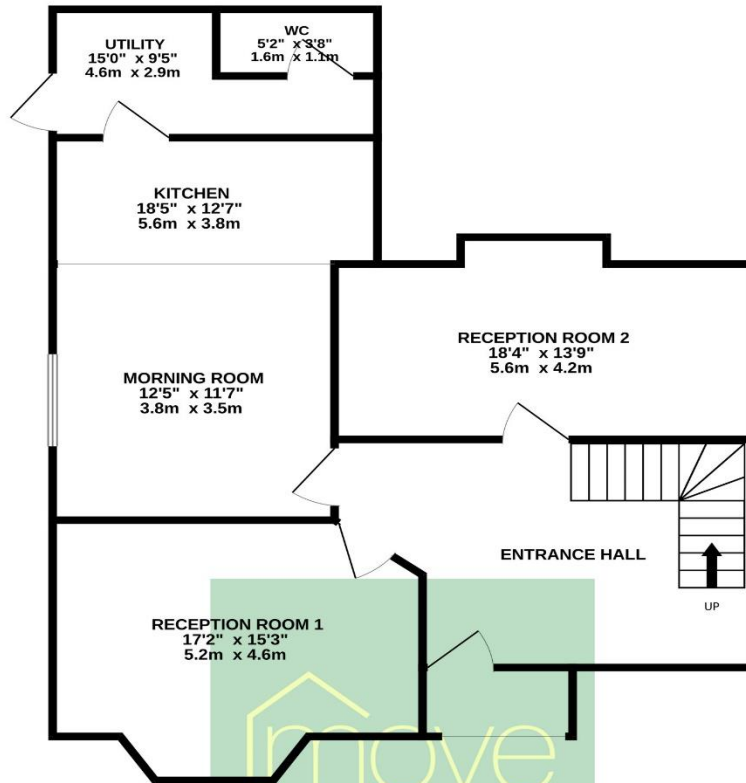
## **Location**

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.



# Floor Plan

## GROUND FLOOR



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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.  
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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.