



Druids Cross Gardens, Calderstones, Liverpool, L18 3ED

- Magnificent Four Bedroom Semi Detached Residence
- Generous & Immaculately Presented Living Proportions
- Modern Fitted Kitchen, Utility Room & Downstairs WC
- Three-Piece Bathroom Suite & Separate Shower Room
- Prime Location in the Prestigious Area of Calderstones
- Grand Entrance Hall & Two Spacious Reception Rooms
- Four Bright & Well-Proportioned Double Bedrooms
- Beautifully Maintained Rear Garden & Off-Road Parking



£650,000























Description

Enjoying an enviable position on Druids Cross Gardens in the highly prestigious suburb of Calderstones, L18, is this truly magnificent four bedroom semi detached residence, proudly showcased to the sales market by appointed agents Move Residential. Occupying a substantial corner plot, the property boasts a charming frontage and offers exceptionally generous and immaculately presented living proportions throughout, presenting an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most desirable areas. Upon entering the residence, you are greeted by a grand entrance hall which makes a fabulous first impression, leading through to a spacious front reception room awash with natural light courtesy of a walk-in bay window. Tastefully decorated and enjoying an attractive parquet flooring, this provides a delightful setting for enjoying formal mealtimes and entertaining guests. The elegant décor continues through to the second reception room which boasts an eye-catching fireplace and a set of doors providing views and access out to the lovely rear garden, presenting a welcoming space to relax and unwind. This is followed by a generously sized modern kitchen, complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. With room to accommodate a dining table, this offers a fantastic social space for enjoying family meals. Concluding the expansive ground floor is a well-equipped utility room along with a convenient WC. The exceptional standard continues as you ascend to the first floor, where you will find four generously sized bedrooms, each impeccably presented featuring plush carpeting throughout and receiving plenty of natural light, with three of the bedrooms enjoying bay windows. Completing the interior of this spectacular home is a deluxe three-piece family bathroom suite, featuring complementary tiles to the walls and floor, and a separate modern shower room. Externally, the property boasts an enchanting south-west facing rear garden which enjoys a sunny aspect throughout the day, presenting a fantastic outdoor space for the whole household to enjoy, surrounded by established greenery borders which offer privacy and seclusion. A luscious neatly maintained lawn provides ample room for recreational activities whilst a smartly flagged patio area offers a serene spot for al-fresco dining during the warmer months. A meticulously maintained garden area to the front enhances the property's curb appeal, and a driveway to the side accommodates off-road parking. A viewing is highly recommended to fully appreciate the extensive and beautifully presented accommodation that this extraordinary residence 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.

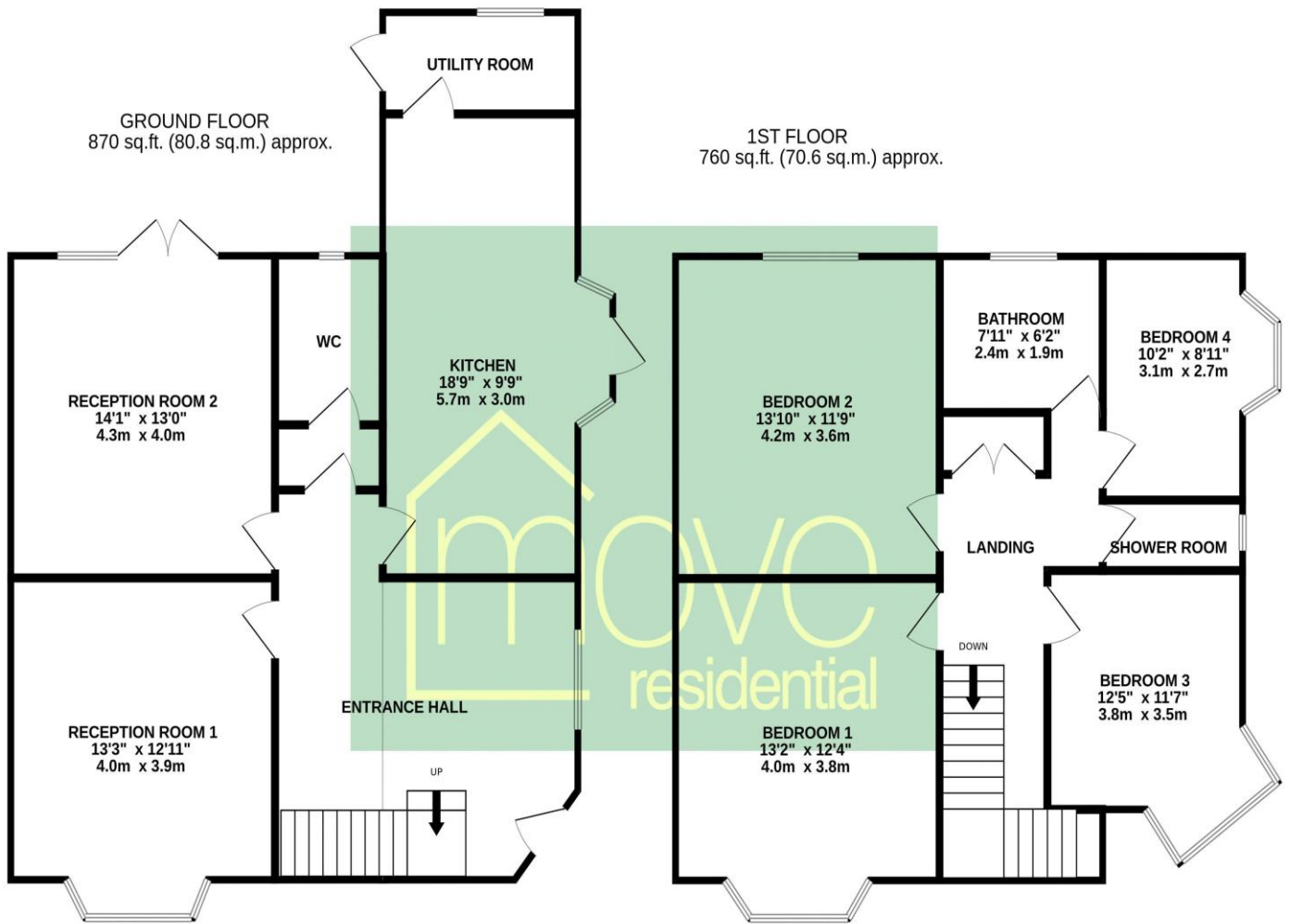
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.

Floor Plan



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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