



3 CEDAR CLOSE
ALLERTON, LIVERPOOL
L18 3NF



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TOTAL APPROX. FLOOR AREA: 2,036 SQFT

ONE OF ONLY EIGHT HOMES WITHIN A PRIVATE GATED DEVELOPMENT IN THE HIGHLY DESIRABLE CEDAR CLOSE, ALLERTON, L18. A FOUR-BEDROOM DETACHED RESIDENCE WITH OVER 2,000 SQ FT OF WELL-PLANNED ACCOMMODATION, A SECLUDED REAR GARDEN WITH A SOUTHERLY ASPECT AND CONSIDERABLE POTENTIAL.



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VIDEO TOUR.

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DISTANCES

- CALDERSTONES PARK – 2 MIN WALK
- NEAREST BUS STOP – 8 MIN WALK
- NEAREST TRAIN STATION – 3-MIN DRIVE
- ALLERTON MANOR GOLF CLUB – 2-MIN DRIVE
- ALLERTON ROAD – 5-MIN DRIVE
- LIVERPOOL CITY CENTRE – 20-MIN DRIVE
- M62 – 14-MIN DRIVE
- M57 – 20-MIN DRIVE

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- LIVING ROOM WITH DINING
- SNUG/STUDY
- KITCHEN WITH DINING/LIVING
- SEPARATE UTILITY ROOM
- CLOAKROOM/WC
- FOUR BEDROOMS (2 ENSUITE)
- FAMILY BATHROOM

OUTSIDE

- GATED DEVELOPMENT ENTRY
- GRAVEL DRIVEWAY
- BLOCK PAVED PATHWAY
- PARKING FOR MULTIPLE VEHICLES
- SOUTHERLY FACING REAR GARDEN
- PAVED TERRACES TO REAR
- MATURE TREES
- GENEROUS REAR LAWNS
- WALLED, HEDGED AND FENCED BOUNDARIES
- SECURITY LIGHTS & ALARM



THE PROPERTY

Set back from the close behind mature planting, No. 3 occupies a private, established plot approached across a generous, gravelled driveway. Its traditional red-brick and timbered elevations give the house a distinctive presence, while the interior offers a well-balanced floor plan with multiple reception spaces, four bedrooms and two bathrooms.

The property enjoys a private rear garden and provides a comfortable home with clear potential to update and extend over time, subject to the necessary planning permissions.





GROUND FLOOR

The front door opens into a central reception hall, where oak flooring and an open timber staircase lead the eye through the house. To the left is a separate front-facing reception currently set up as a study/home office, a useful room that could also serve as a snug, playroom or quieter sitting room.

On the opposite side, the main living room creates a generous reception space extending from the front to the rear of the house, opening through a broad arch to the dining area. A feature fireplace forms a natural centrepiece, while windows to the side and French doors onto the garden bring in plenty of natural light.

The kitchen is arranged around three sides with neutral LVT floors, Shaker-style cabinetry, timber-effect worktops and integrated appliances. An adjoining area provides space for everyday dining or living and opens directly onto the rear terrace and garden through French doors. A separate fitted utility/laundry room adjoins the main kitchen and modern cloak/WC complete the ground floor accommodation.



FIRST FLOOR

The open timber staircase rises to a broad, naturally lit landing, from which all four bedrooms and the family bathroom are accessed, creating a well-balanced and practical first-floor layout ideal for family living.

Each of the bedrooms is a comfortable double in size and finished with soft, natural carpeting, enhancing the sense of warmth and comfort throughout the floor. The primary bedroom is particularly generous, offering ample space for a super-king-size bed, additional seating, and dressing furniture. It also benefits from fitted mirrored wardrobes, enhancing light and space within the room. The ensuite to this room is finished in a tasteful heritage style, featuring traditional sanitaryware and elegant half-height wood panelling to the walls, creating a characterful and refined feel.



Of the remaining bedrooms, one enjoys a walk-in closet, while another offers fully fitted wardrobes, ensuring further practical storage solutions across the floor.

The family bathroom is equally well appointed, comprising a corner bath, separate shower enclosure, and fitted vanity storage, providing both bath and shower facilities to serve the remaining bedrooms with ease.

OUTSIDE

To the front, a generous gravelled driveway provides ample off-road parking, while gated entry into Cedar Close creates a private and secure approach to the cul-de-sac.

Moving around to the rear, extensive paved terraces run across the back of the house, with direct access from both the main living room and the kitchen/dining area. This close connection makes outdoor dining and entertaining a natural extension of the ground-floor accommodation. The depth and width of the plot may also provide scope to extend the house to the rear, subject to the necessary planning permissions.

The rear garden enjoys a sunny, southerly aspect with no property immediately behind, allowing it to look out towards mature woodland and open greenery beyond the boundary. Established hedging and substantial trees provide privacy, while a broad central lawn gives the garden plenty of usable space.

For buyers who place the address first and want the freedom to shape everything else, No. 3 represents a compelling long-term purchase. A viewing is essential to appreciate what this home could become.







ABOUT THE AREA

L18 is one of South Liverpool's most desirable residential districts, encompassing Allerton, Calderstones and Mossley Hill, approximately four miles from Liverpool city centre. Its leafy roads, period architecture and strong choice of independent shops, cafés, restaurants and leisure facilities have made it a consistently sought-after place to live. Calderstones Park is just a short walk from Cedar Close, providing 126 acres of open parkland, established gardens, woodland and a lake. Allerton Road's popular independent businesses, bars and restaurants are only a few minutes away, while Liverpool College and Spire Liverpool Hospital can both be reached in under ten minutes by car.

TRANSPORT

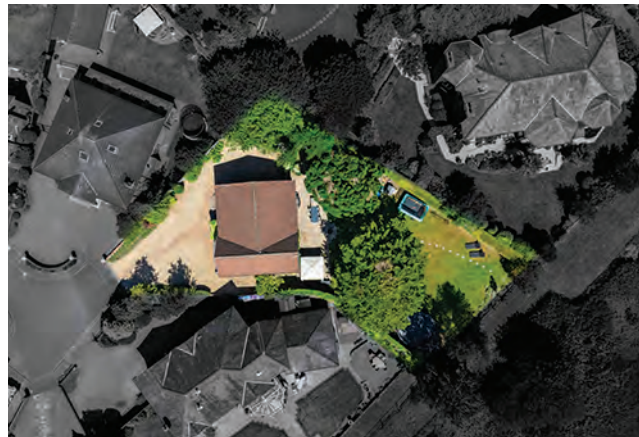
The area is well connected by road, rail and local bus services. West Allerton railway station is approximately three minutes away by car, while regular bus services operate from nearby Booker Avenue and Menlove Avenue. Liverpool Lime Street provides direct services to London Euston in around two hours. The M62 and M57 can generally be reached within 15–20 minutes; Liverpool John Lennon Airport is approximately 11 minutes away; and Manchester Airport around 50 minutes away, subject to traffic.

SCHOOLS

Families have access to a broad selection of state and independent schools across South Liverpool. Local options include Booker Avenue Infant School, King David Primary School and King David High School, together with Childwall Church of England Primary School and Hope School.

Independent education is also well represented, with Liverpool College, Carleton House Preparatory School, Christian Fellowship School and The Belvedere Preparatory School all within reach.

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PROPERTY
INFORMATION

Tenure: Leasehold - 999 years from 01/01/1988)

Services: Mains water, Electric, Mains gas, Central heating, Double glazing, Superfast broadband (estimated), Security lighting, Alarm.

EPC: C

Council Tax Band: G

Flood Risk: Very Low

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances

or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should

not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure

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TOTAL APPROX. FLOOR AREA: 2,036 SQFT



Total: 2036 sq. ft

1st floor: 1012 sq. ft, 2nd floor: 1024 sq. ft

Excluded areas: utility: 41 sq. ft, fireplace: 10 sq. ft, stairs: 28 sq. ft,

Walls: 129 sq. ft

Floor Plan

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange
your personal viewing.

KARL ORMEROD

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