



2 GARTH DRIVE  
ALLERTON, LIVERPOOL,  
L18 6HW

---



---

## 2 GARTH DRIVE, ALLERTON, LIVERPOOL, L18 6HW

TOTAL APPROX. FLOOR AREA: 2,756 SQ FT

A SUBSTANTIAL CHARACTER FAMILY HOME COMBINING THE PROPORTIONS OF ITS PERIOD ORIGINS WITH THE SPACE AND PRACTICALITY OF MODERN LIVING. EXTENDED AND THOUGHTFULLY UPDATED, THE PROPERTY ENJOYS A PARTICULARLY CONVENIENT POSITION IN ONE OF SOUTH LIVERPOOL'S MOST DESIRABLE RESIDENTIAL AREAS.



SCAN TO  
VIEW OUR  
VIDEO TOUR.

[expluxury.uk.com](https://expluxury.uk.com)



---

### DISTANCES

- CALDERSTONES PARK – 5-MIN WALK
- NEAREST BUS STOP – 5-MIN WALK
- NEAREST TRAIN STATION – 3-MIN DRIVE
- ALLERTON MANOR GOLF CLUB – 3-MIN DRIVE
- ALLERTON ROAD – 5-MIN WALK
- SPIRE LIVERPOOL HOSPITAL – 7-MIN DRIVE
- LIVERPOOL CITY CENTRE – 20-MIN DRIVE
- M62 – 12-MIN DRIVE
- M57 – 18-MIN DRIVE

---

### ACCOMMODATION IN BRIEF

- INTEGRAL PORCH
- ENTRANCE HALL
- LIVING ROOM
- FAMILY ROOM
- OPEN PLAN KITCHEN WITH LIVING/DINING
- UTILITY ROOM
- LAUNDRY
- CLOAKROOM/WC
- 5 BEDROOMS (1 ENSUITE)
- LARGE FAMILY BATHROOM

---

### OUTSIDE

- GATED VEHICLE ENTRY
- PEDESTRIAN ENTRY
- PAVED OFF STREET PARKING
- WALLED FRONT TERRACE WITH PORCELAIN PAVING
- SOUTH-FACING REAR
- PORCELAIN PAVED TERRACES TO REAR
- RAISED BORDERS WITH MATURE SHRUBS AND TREES
- WALLED, BOUNDARIES
- SECURITY LIGHTS & ALARM



## THE PROPERTY

Behind its traditional exterior, 2 Garth Drive offers generous and versatile accommodation, with the original architectural character retained alongside contemporary additions that have considerably enhanced the living space.

Period detailing remains an important part of the house, from decorative plasterwork, picture rails and stained glass to traditional fireplaces. These features sit comfortably alongside the more contemporary finishes, particularly within the extended kitchen and family living areas.

The layout offers plenty of choice for family life, entertaining and quieter moments, with five bedrooms and two bathrooms upstairs. Outside, generous paved terraces provide further space to relax and entertain, without the upkeep of a traditional lawned garden.





## THE GROUND FLOOR

An integral porch with monochrome geometric floor tiles leads into the entrance hall with rich timber flooring, where the character of the house is immediately apparent. Decorative archways and a coordinating staircase with polished timber handrails give the hallway plenty of charisma. Colourful stained glass depicting birds and foliage is another lovely detail, reflecting the original features that have been retained throughout the home.

At the front, the living room is a generous space with a bay window bringing in natural light. An ornate chrome open-flame gas fire with a quartz surround and black hearth adds to its style, while the room's proportions allow for substantial furniture without feeling crowded. It's an ideal place to spend an evening, entertain friends or simply enjoy having a separate sitting room away from the main family areas.

To the rear, the family room offers a different atmosphere, with its impressive length allowing plenty of flexibility in how it's used. There is room for the whole family to spread out, whether that's watching television, relaxing together or giving younger members of the household their own space. Timber flooring, darker contemporary décor and a recessed open-flame gas fireplace give it a more informal feel. French doors open directly onto the rear terrace and garden, while a useful nook provides the opportunity for a study or work-from-home area. Having two reception rooms of this size is a real advantage, particularly as needs may change over time.

The kitchen and dining area to the rear is where the extension has made a considerable difference to the house. There's plenty of room to cook, sit down together and entertain without everyone being on top of one another. The kitchen has a contemporary finish, with two-toned cabinetry, ample work surfaces and a central island providing additional preparation space and storage.



A bank of integrated De Dietrich ovens is a particularly useful feature for anyone who enjoys cooking, complemented by gas burners, an induction hob, a fully integrated fridge and freezer, and two sinks, one incorporating a hot water tap system. Roof glazing brings daylight into the kitchen, while the adjoining dining area has space for a substantial table, whether for everyday family meals or a house full of guests at the weekend. Sliding patio doors open onto the rear terrace, making it easy to take dining and entertaining outside during the warmer months. An integrated speaker system extends throughout the ground floor, allowing music to be enjoyed across the living spaces, whether entertaining or simply spending time relaxing.

The practical side of family life hasn't been overlooked either. A separate laundry room keeps washing and household jobs away from the kitchen, while an additional utility room provides further useful space and external access. There is also a modern downstairs WC, conveniently positioned off dining space.

## UPPER FLOORS

The spacious landing retains the charm of the entrance hall below, with decorative archways, traditional timber detailing and a large arched window bringing natural light into the centre of the house.

The primary bedroom offers generous proportions and an extensive range of fitted wardrobes, while the adjoining ensuite shower room has been finished to a high standard, with contemporary tiling, a large walk-in shower with frameless glass screening, twin washbasins set above dark vanity cabinetry, illuminated mirrors and chrome fittings













The remaining bedrooms on this floor offer plenty of flexibility for family members and guests. One is particularly spacious, with a bay window and integrated storage, and has room for a comfortable seating area alongside the sleeping accommodation. Another has a more individual character, with a vaulted ceiling and fitted wardrobes. The arrangement of the rooms also provides options for anyone needing a dedicated home office.

The fully tiled, spacious family bathroom features a warm colour palette with a generous walk-in rainfall shower with glass screening that sits alongside a separate fitted bath, twin washbasins, recessed display shelves, chrome heated towel rails and carefully positioned lighting giving the room a contemporary finish.

Bedroom four has an added feature, with its own staircase leading to the converted roof space above. Together, the two levels offer an interesting arrangement, particularly suited to an older child or teenager wanting their own space. One floor could be used for sleeping, with the other providing room for studying, relaxing or hobbies. The upper room has a pitched ceiling, roof windows bringing in plenty of natural light and useful storage beneath the eaves. It's an arrangement that can adapt as needs change.











---

## OUTSIDE

The front of the property is enclosed by a rendered boundary wall, with timber gates opening onto a block-paved driveway providing off-road parking. A separate pedestrian gate leads along a pathway to the front entrance, while an attractive tiled terrace provides additional outdoor space with minimal upkeep.

To the rear, the garden has been designed for outdoor living rather than gardening. A substantial paved terrace offers plenty of room for dining, barbecues and entertaining, with a slightly raised seating area directly outside the kitchen and dining room. Mature trees, established evergreens and raised planting beds provide greenery and privacy, while the absence of lawns makes this an attractive outdoor space requiring very little upkeep.

---

**2 Garth Drive offers a great deal of flexibility for family life or professional couples wanting space to entertain, work from home and enjoy everything this sought-after part of South Liverpool has to offer.**

---





---

## 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 Garth Drive, 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. Mossley Hill and West Allerton railway stations are the closest, and both under 5 minutes' drive, while regular bus services operate from nearby Mather 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 15 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 Calderstones School, Booker Avenue Infant School, King David Primary School and King David High School, together with Childwall Church of England Primary School and Hope School.





## PROPERTY INFORMATION

**Tenure:** Freehold with vacant to possession

### Services:

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

**Council Tax Banding:** F

### Local Authority:

Liverpool City Council, One Stop  
Shop at Cunard Building, Arrivals  
Hall, Ground Floor, Brunswick Street,  
Liverpool, L3 1AW. [ht  
tps://liverpool.gov.uk/](http://liverpool.gov.uk/)

**EPC:** C

**Floor Risk:** None

**Viewing:** Strictly by appointments  
with Karl Ormerod.  
Tel: 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 settings. 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 by kameleonagency.com

## 2 GARTH DRIVE, ALLERTON, LIVERPOOL, L18 6HW

TOTAL APPROX. FLOOR AREA: 2,756 SQ FT



**Total: 2756 sq. ft**  
Ground floor 1520 sq. ft, 1st floor: 1039 sq. ft, 2nd floor: 197 sq. ft  
Excluded areas: screened porch: 43 sq. ft, fireplace: 9 sq. ft, open to below: 21 sq. ft,  
Bedroom 5: 121 sq. ft, walls: 214 sq. ft

Floor Plan

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



**Total: 2756 sq. ft**  
 Basement: 1520 sq. ft, 1st floor: 1039 sq. ft, 2nd floor: 197 sq. ft  
 Excluded areas: screened porch: 43 sq. ft, fireplace: 9 sq. ft, open to below: 21 sq. ft,  
 Bedroom 5: 121 sq. ft, walls: 214 sq. ft

Floor Plan

LUXURY HOMES DESERVE  
EXCEPTIONAL RESULTS.

Contact me to arrange  
your personal viewing.

KARL ORMEROD

07443 645157

[karl.ormerod@exp.uk.com](mailto:karl.ormerod@exp.uk.com)

exp<sup>®</sup>

LUXURY



'Luxury isn't just a price point  
it's a level of service'

[expluxury.uk.com](http://expluxury.uk.com)