



## 21 Calderwood Park

Netherley, Liverpool, L27 0YE

**Offers in excess of £230,000**



Nestled in the charming Calderwood Park area of Netherley, Liverpool, this superbly presented semi-detached house available with no onward chain offers a delightful blend of comfort and style. With three well-proportioned bedrooms and three modern bathrooms, this property is perfect for families seeking both space and convenience.

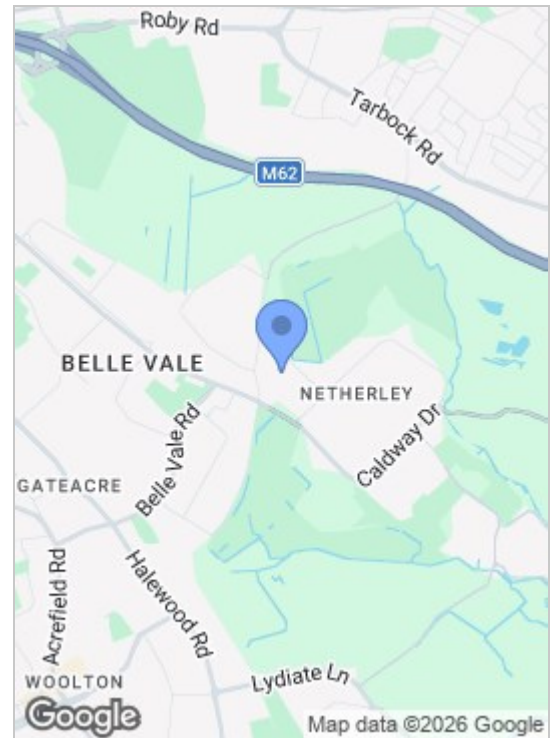
Upon entering, you will be greeted by an inviting reception room that provides ample space for relaxation and entertaining. The open plan kitchen is a true highlight, designed to cater to both culinary enthusiasts and casual diners alike, making it the heart of the home.

The beautifully landscaped rear garden is a tranquil oasis, ideal for outdoor gatherings or simply enjoying a quiet moment in nature. The decking area comprises a 'sunken' fire pit along with a wonderful display of night lighting situated on the decking and behind the slatted fencing. A Mediterranean style BBQ comprising grill and 'rotisserie spit' complements the garden.

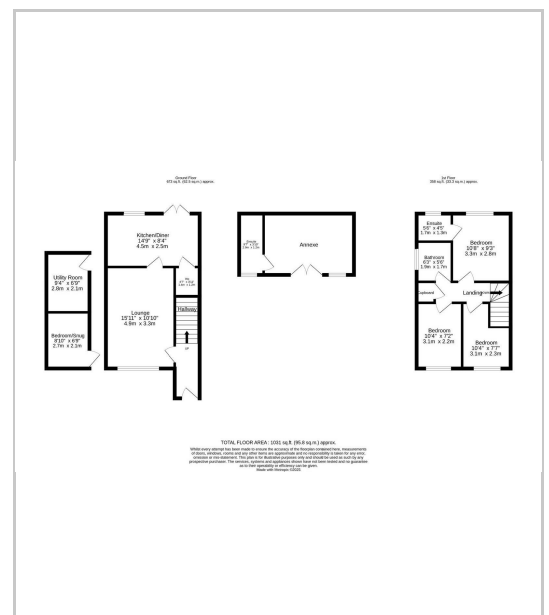
Additionally, the property features a separate annexe with a forth bedroom, en-suite shower and W.C providing versatile options for guests, a home office, or a creative space. The rear of the annexe has a very large 'hidden



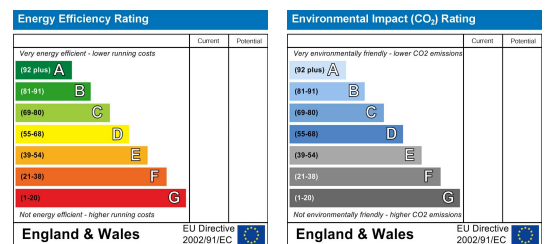
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003  
 Email: crosby@abode.group.co.uk  
 Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003  
 Email: allerton@abode-group.co.uk  
 Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402  
 Email: formby@abode-group.co.uk  
 Web: www.abode-group.co.uk