



Glendyke Road, Calderstones, Liverpool, L18

£850,000

0151 734 6722

[sales@moveresidential.co.uk](mailto:sales@moveresidential.co.uk)

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An immaculately presented family home, set away from the main roads, less than half a miles walk to Calderstones park and within easy reach of excellent schools and other amenities.



## Ground Floor

| Entrance Hall | Living Room | Dining Room | Kitchen/Breakfast Room |  
| Utility Room | Lounge | Cloakroom & Toilet |

## First Floor

| Master bedroom with ensuite bathroom | Large Bedroom two | Large Bedroom  
three | Bedroom four | Family bathroom |

## Outdoors

| Integral Garage | Substantial Garden | Summer House | Paved driveway |



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A rare opportunity has arisen within the sales market to secure this stunning four double bedroom detached family home, nestled within the heart of the highly desirable and coveted community of Allerton, L18. Standing proudly on Glendyke Road, the property boasts an attractive and substantial frontage with a smartly block paved driveway providing ample off road parking which leads to a large integral garage.

Upon entering the property, you are greeted by a grand entrance hallway which immediately sets the precedent for the remaining accommodation, showcasing stunning original features such as feature wood panelling.

Continuing from the entrance hallway there is a stunning bay fronted formal reception room with beautiful parquet flooring and feature fireplace, and a large secondary reception room which showcases a fabulous Inglenook fireplace and feature windows that flood the room in natural light whilst overlooking the beautifully landscaped rear garden.

A further reception room offers an alternative sitting room for the household to enjoy with sliding patio doors that open out to the rear garden.

At the heart of this truly enviable home which is bursting with charm and character is the generously sized kitchen diner which is fitted with a comprehensive range of wall and base units with complementing work tops, breakfast bar fitted appliances and ample space for family dining.

Completing the ground floor is a substantial utility room.

The tour of the home continues to impress as you ascend to the first floor where you will find the spacious master bedroom which enjoys ample room for furniture and a large en suite shower room, a second and third large double bedrooms which each have fitted furniture and a fourth well presented and proportioned smaller double. Completing the interior of the property is a sizeable four piece family bathroom suite.

Encapsulating this home perfectly is the substantial rear garden, beautifully manicured with a sweeping lawn, neatly pruned borders and a large summer house/garden room.

Further benefits to the property includes double glazing and gas central heating throughout. A closer inspection is essential to appreciate this charming home in full.

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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, with proximity to Booker Avenue for infants and junior, the Liverpool Blue Coat and Calderstones Schools for seniors.

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

## **Additional Information**

Council Tax Band - G

EPC Rating - D

New mains and sewerage

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129.56 m<sup>2</sup>



90.53 m<sup>2</sup>

Approximate total area

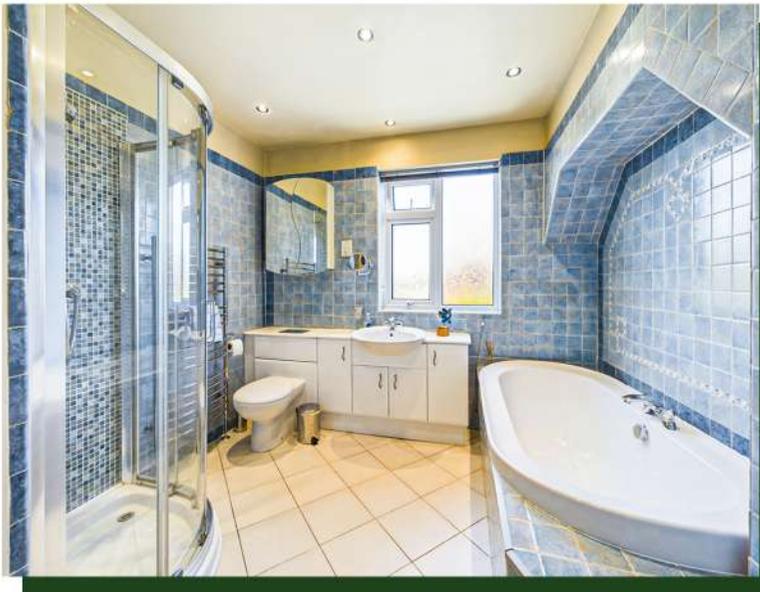
220.09 m<sup>2</sup>

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