

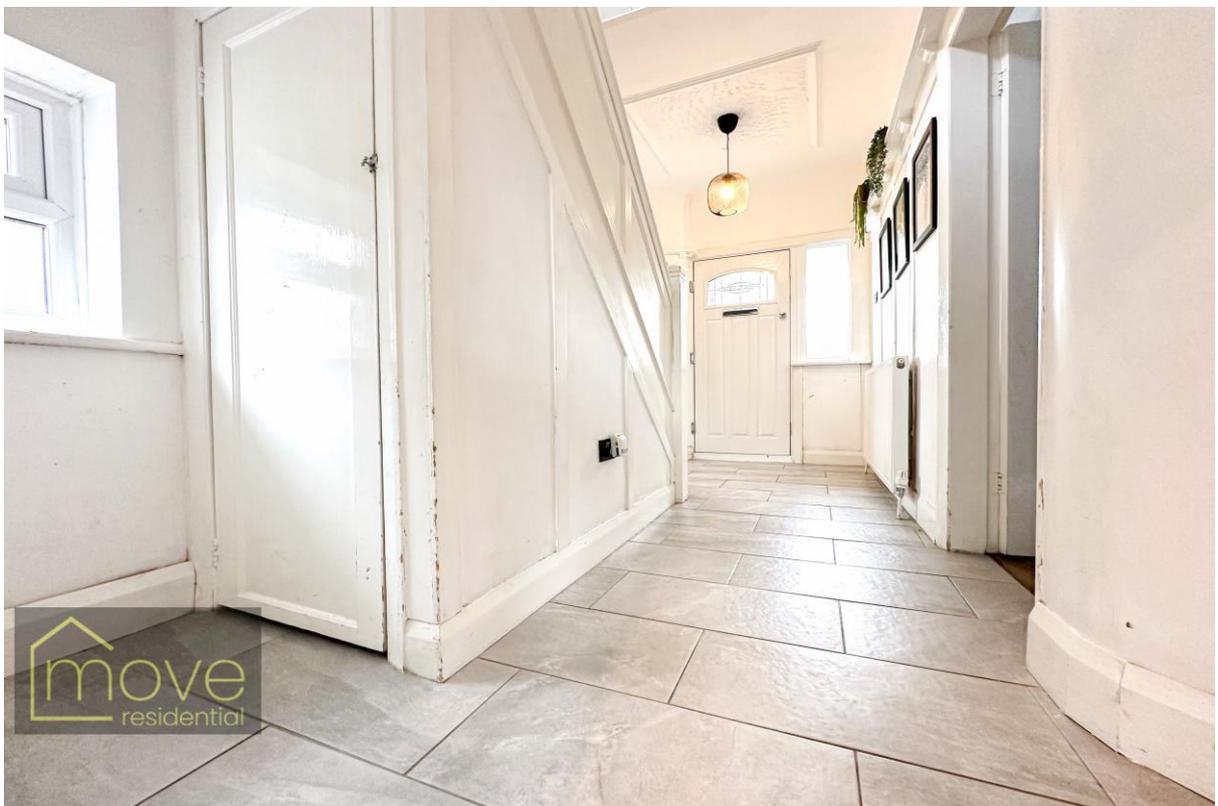
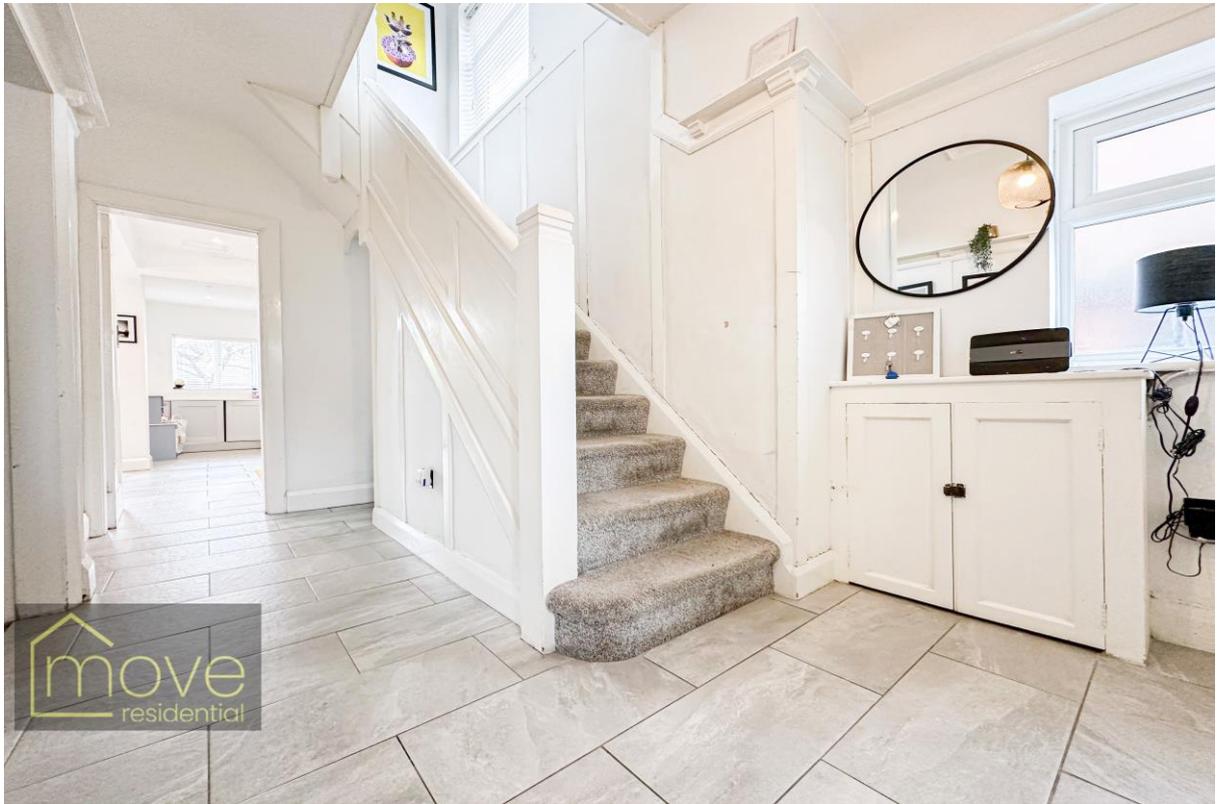


## Chalfont Road, Calderstones, L18 9UR

- Beautiful Three Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Presented
- Impressive Extended Open Plan Kitchen Diner
- Luxurious Four-Piece Family Bathroom Suite
- Located in Sought-After Suburb of Calderstones
- Inviting Entrance Hall & Welcoming Family Lounge
- Two Spacious Double Bedrooms & Large Single
- Vast Lawned Garden to Rear & Off Road Parking



£475,000

















## Description

Enjoying a prime location on Chalfont Road in the heart of the ever-desirable suburb of Calderstones, L18, is this beautiful three bedroom semi detached residence, welcomed to the sales market courtesy of appointed agents, Move Residential. The property has been extended to a high standard, offering exceptionally generous and impeccably presented living proportions, promising to make a fantastic future home for a very lucky family. Upon entering the residence, you are greeted by a bright and inviting entrance hall, leading through to a spacious family lounge awash with natural light courtesy of a large bay window. Finished in a bold tasteful décor with wood-style laminate flooring, this presents a stylish and welcoming space to relax with family and friends. The ground floor centres around a stunning open plan kitchen diner which is certain to impress, having clearly been designed to the highest specifications. The kitchen is complete with vast array of elegant fitted base and wall units, with complementary worktops providing plentiful surface space, and sleek integrated appliances, finished with chic copper fixtures. There is a spectacular centre island which provides the ideal spot for more casual dining, and this space offers ample room for a substantial dining table, presenting the perfect setting for enjoying family mealtimes and entertaining guests. French doors, along with floor to ceiling windows provide views and access out to the lovely rear garden and flood the space with daylight. The outstanding quality continues as you ascend to the first floor, where you will find two generously sized double bedrooms, along with a well-proportioned single bedroom, all finished to an excellent standard and receiving plenty of natural light. The fabulous master bedroom further benefits from a large bay window, attractive fitted wardrobes and eye-catching wall-panelling. Concluding the interior of the property is a luxurious four-piece family bathroom suite, complete with complementary ceramics to the walls and floor, deluxe bathtub and walk-in shower unit, with stylish matte black fixtures providing the finishing touch. Externally, the property enjoys a vast rear garden, made up of an expansive lawn which is ideal for family recreational activities, as well as a flagged patio area providing an idyllic spot for enjoying al-fresco dining in the warmer months. To the front, there is a substantial driveway accommodating off-road parking. This is an opportunity not to be missed for those looking for their forever family home in one of South Liverpool's most sought-after locations.

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## **Floor Plan**

Awaiting Image.

## **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.