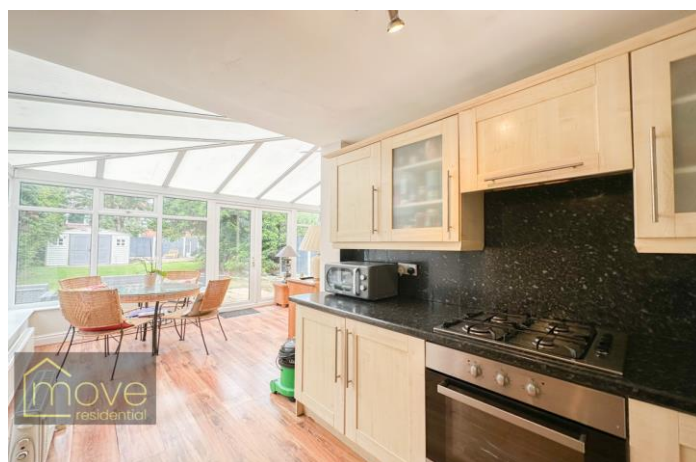




## Caithness Road, Allerton, Liverpool, L18 9SJ

- Lovely Five Bedroom Extended Semi Detached Property
- Bright & Spacious Conservatory
- Generous Bedroom Accommodation
- Expansive Rear Garden with Patio Area
- Two Inviting Reception Rooms
- Modern Fitted Kitchen
- En Suite to Master & Family Bathroom Suite
- Driveway for Off Road Parking & Garage



Offers Over £465,000















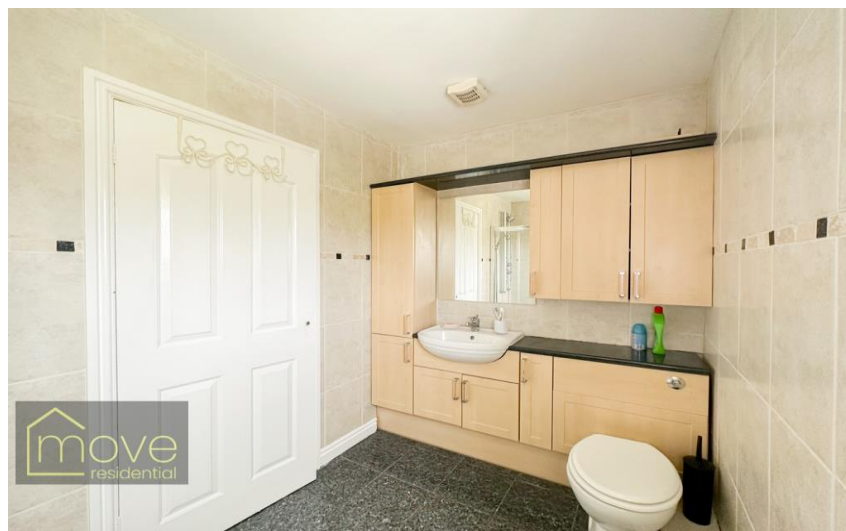


















## **Description**

Located on Caithness Road in Allerton, L18, is this substantial five bedroom extended semi detached property, welcomed to the sales market courtesy of appointed agents, Move Residential. Set on an impressively expansive and well maintained plot, the property internally comprises; a welcoming entrance hallway, a bright and spacious bay fronted family lounge with feature fireplace, a secondary reception room - ideal for formal dining, with French patio doors that lead to an impressive conservatory that overlooks the stunning rear garden, and a modern fitted kitchen complete with a range of wall and base units with complementing work tops, a variety of integrated appliances and ample work surface space. Completing the ground floor is a convenient WC. As you ascend to the first floor, you will find three generously sized and very well presented double bedrooms - one of which benefits from private en suite facilities, a single bedroom and a three piece family bathroom suite. At the pinnacle of the property, to the second floor, there is a fifth double bedroom. Externally, to the front of the property, gated access to a flagged driveway provides ample off road parking with a single garage that provides additional storage space. To the rear of the property, there is a beautifully landscaped rear garden with a large sprawling lawn, well stocked and established borders that provide privacy and seclusion, and a patio area - perfect for alfresco dining and outdoor recreation. Further benefits to the property include double glazing and gas central heating throughout.

## **Location**

Allerton 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### 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.