

## Calderstones Avenue, Allerton, L18



**For Sale - £635,000**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Welcoming and Spacious Reception Hallway
- Energy-efficient Solar Panels Reducing Electricity Costs
- High-performance Insulated Flooring with Stylish K-rendering
- Contemporary and Well-equipped Kitchen
- Charming Period Property Retaining Many Original Features
- Stunning Walled Rear Garden Offering Privacy and Tranquillity
- Generous Garage and Driveway Accommodating Multiple Vehicles
- Exciting Potential for Extension and Development
- Walking Distance to Calderstones Park & Allerton Rd
- Sun-drenched South-facing Rear Garden

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 159 square metres / 1,708 square feet
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Solar Power, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Description

A Charming Period Home in the Heart of Calderstones

Atlas Estate Agents are delighted to present this exquisite four-bedroom detached home, perfectly situated on the prestigious Calderstones Avenue in Allerton, L18. A rare find, this stunning property masterfully blends timeless period charm with contemporary comfort, offering an exceptional living experience for discerning buyers.

As you step into the welcoming and spacious reception hallway, you are immediately greeted by a sense of grandeur, with elegant original features setting the tone for the rest of the home. The property boasts three beautifully appointed reception rooms, each offering a unique and versatile space to relax, entertain, or dine in style.

The heart of the home is the contemporary, well-equipped kitchen, thoughtfully designed to meet the needs of modern living while maintaining the property's character. High-performance insulated flooring and stylish K-rendering ensure exceptional energy efficiency, complemented by solar panels that help to significantly reduce electricity costs.

Upstairs, four generously proportioned bedrooms provide ample space for family life, with two well-appointed bathrooms offering both convenience and



comfort.

Outside, the sun-drenched south-facing rear garden is a true sanctuary, featuring a stunning walled design that provides both privacy and tranquillity. Whether you're hosting summer gatherings or enjoying a quiet morning coffee, this beautifully maintained space is a perfect retreat.

Practicality is also at the forefront, with a generous garage and driveway accommodating multiple vehicles. Furthermore, the property presents exciting potential for extension and development, allowing buyers to tailor the home to their exact needs.

Nestled in one of Liverpool's most sought-after locations, this exceptional home is just a short stroll from the lush open spaces of Calderstones Park and the vibrant amenities of Allerton Road.

A rare opportunity to acquire a truly special home in an unbeatable location—viewing is highly

## Additional Images



Garden



Entance



Hallway



Hallway



Reception Room



Reception Room



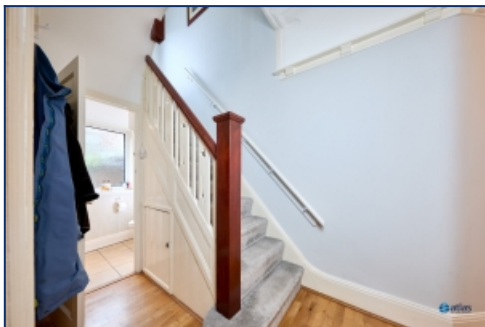
Dining Room



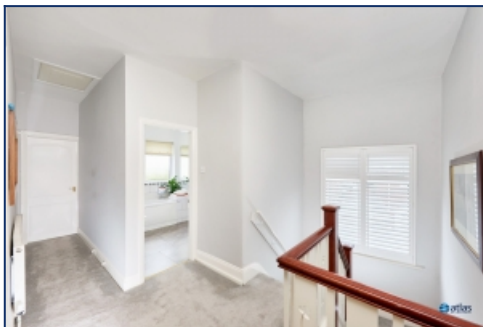
Kitchen



W.c



Staircase



Landing



Bedroom One



Bedroom One



Bedroom Two



En-suite



Bedroom Three



Bedroom Four



Bathroom



Garden

## Floor Plans



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