# Beech Lane, Calderstones, L18









## For Sale - £210,000

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- Bright and Welcoming Entrance Hallway
- Spacious and Modern Living Area
- Separate Fitted Kitchen
- Two Generously Sized Double Bedrooms
- Modern Family Bathroom
- Situated in a Popular and Sought-After Location

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 62 square metres / 662 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: Peppercorn
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Atlas Estate Agents are delighted to bring to the market this beautifully presented two-bedroom apartment, ideally situated on Beech Lane in the highly sought-after residential area of Calderstones, L18. Occupying a ground-floor position and offered for sale with no onward chain, this attractive property offers bright, spacious and modern accommodation, making it an excellent choice for first-time buyers, professionals, downsizers or those seeking a fantastic investment opportunity.

Upon entering the apartment, you are welcomed by a bright and inviting entrance hallway, creating a lovely first impression and providing access to the accommodation, which is conveniently arranged over one floor.

At the heart of the home is a generously proportioned reception room, offering a stylish and comfortable setting for both relaxing and entertaining. The spacious layout provides plenty of flexibility for arranging lounge and dining furniture, making it an ideal space for everyday living or hosting family and

friends. The modern feel throughout creates a welcoming atmosphere, with plenty of potential to add your own personal touches.

The property also benefits from a separate fitted kitchen, providing a practical and dedicated space for cooking and meal preparation. With a functional layout and a range of storage options, the kitchen is well suited to the demands of modern living while remaining conveniently positioned away from the main reception area.

Continuing through the apartment, you will find two generously sized double bedrooms, both offering comfortable and versatile accommodation. The principal bedroom provides a relaxing retreat with ample space for bedroom furniture, while the second double bedroom is equally well proportioned and could easily serve as a guest bedroom, home office or additional sleeping accommodation, depending on individual requirements.

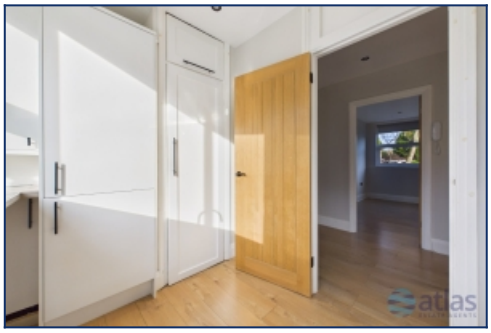
Completing the accommodation is a modern family bathroom, offering a fresh and practical space designed for everyday comfort and convenience.

One of the property's standout features is its desirable location. Situated in the ever-popular suburb of Calderstones, the apartment enjoys convenient access to a fantastic selection of local amenities, independent shops, cafés and restaurants. The vibrant Allerton Road is within easy reach, while the beautiful surroundings of Calderstones Park provide an ideal setting for leisurely walks, outdoor activities and enjoying green open spaces.

The area is also well regarded for its excellent transport connections, offering convenient access to Liverpool city centre and surrounding areas, making it particularly appealing to commuters and those looking to enjoy everything South Liverpool has to offer.

With its spacious accommodation, modern interiors, two generous double bedrooms and sought-after location, this lovely ground-floor apartment presents a fantastic opportunity for a wide range of buyers. Offered with the added advantage of no onward chain, early viewing is highly recommended to fully appreciate the space, comfort and potential this property has to offer.

## Additional Images





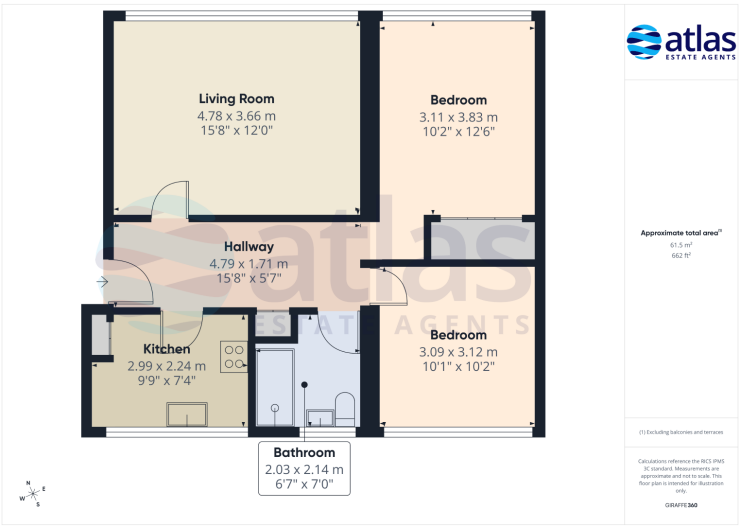








## Floor Plans




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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.