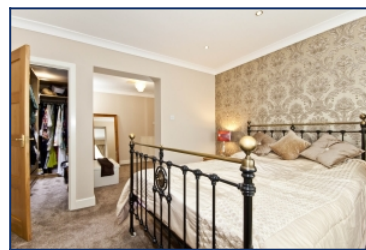
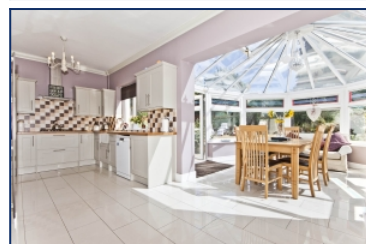
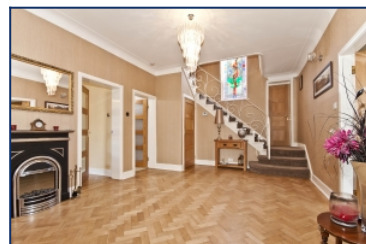


## Druidsville Road, Calerstones, L18



**For Sale - £775,000**

### Key Features

- 5 Bedroom 3 Bathroom Detached House
- EPC Rating: C70
- No Chain - Ready to Move
- Well Appointed Detached Property on Substantial Plot
- Quality Fitted Kitchen with Integrated Appliances & Dining Area
- Multiple En-suite Bathrooms & Family Bathroom
- Additional Sitting Room/Sixth Bedroom with En-suite Bathroom
- Original Character Features & High Finish Throughout
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Minutes from Calderstones Park & Allerton Road
- Viewing Highly Recommended

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Atlas Estate Agents are delighted to offer for sale this substantial and well appointed detached home situated on Druidsville Road within the highly sought after residential area of Calderstones, L18. The property sits within a plot of a good size surrounded by mature and established gardens. The accommodation briefly comprises; entrance porch, reception hallway, ground floor W/C, lounge, living room, kitchen diner, utility room, conservatory and an additional sitting room/bedroom six with an en suite shower room. This may be used as a granny flat/teenager suite if desired. To the first floor there are five double bedrooms, family bathroom suite plus en suite facilities to the master and second bedroom. Externally there are extensive mature gardens to the front and rear of the property, off road parking, garage and a sheltered annex to the side of the property. Additional benefits to the property include a gas central heating system, double glazing, burglar alarm and original character features.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

### Room Details

#### Entrance Porch

1.38 x 3.73 metres (4' 7" x 12' 3")

Double Rockdoors, set second of double doors with glazed surround, tiled floor

**Hall**

6.06 x 3.78 metres (19' 11" x 12' 5")  
Parquet flooring, window to side aspect, wall light points, coved ceiling, return staircase to first floor with decorative iron balustrade, traditional electric fireplace, original box pelmet

**Living Room**

6.67 x 5.15 metres (21' 11" x 16' 11")  
Double glazed window over looking the front aspect, carved stone fireplace with corresponding hearth, inset living flame gas fire, arched head and leaded light double glazed windows to either side of fireplace, wall light points, coved ceiling, two radiators, original box pelmet, parquet flooring

**Lounge**

4.86 x 4.83 metres (16' 0" x 15' 11")  
Double glazed window, tiled fireplace with living flame gas fire set on a raised hearth, parquet flooring, two radiators, coved ceiling, original box pelmet

**Kitchen Diner**

3.94 x 7.34 metres (13' 0" x 24' 1")  
Enjoys a comprehensive range of fitted base and wall mounted cupboard and drawer units with work surfaces, LED lighting to kick boards, integrated Bosch double oven, gas hob, extractor hood, integrated microwave, housing for Amercian fridge/freezer, Belfast sink unit with mixer tap, plumbing for dishwasher, tiled floor, part tiled walls, down lighters, built in cupboard housing service meters, double glazed window to rear aspect, coved ceiling, radiator

**Utility Room**

2.05 x 2.13 metres (6' 9" x 7' 0")  
Vaillant gas fired combination boiler (premium system with Magnaclean, plumbing for washing machine and dryer, tiled floor, double glazed window

**Conservatory**

3.75 x 4.22 metres (12' 4" x 13' 11")  
UPVC double glazed construction set on a brick base with pitched roof (recent new roof at a cost of £7k), double glazed French doors leading to garden, ceiling light, integrated window blinds, radiator

**Ground Floor W/C**

1.70 x 1.86 metres (5' 7" x 6' 2")  
Double glazed window with feature stained glass, low level W/C, pedestal wash hand basin with mixer tap, mirror and light over, fully tiled walls, tiled floor, radiator, panelled ceiling

**Additional Sitting Room / Bedroom 6**

3.49 x 5.12 metres (11' 6" x 16' 10")  
Inner hallway off main hallway allowing access to additional sitting room / bedroom 6 (possibility for use as a granny or teenager suite). Double glazed window, radiator

**Bedroom 6 En-suite**

Option to re-instate shower enclosure, tiled walls and floor, double glazed window, extractor fan, W/C, wash hand basin

**Gallery Landing**

4.00 x 8.00 metres (13' 2" x 26' 3")  
Decorative iron balustrade, feature leaded light and stained glass double glazed window, wall light points, double glazed window offering views around the surrounding area and towards Welsh Mountains

**Master Bedroom**

6.32 x 3.53 metres (20' 9" x 11' 7")  
Walk in wardrobe/dressing room, double glazed window over looking front garden, three radiators, coved ceiling, down lighters

**Master Bedroom En-suite**

3.47 x 1.48 metres (11' 5" x 4' 11")  
Built in shower enclosure with steam facility, vanity unit housing wash hand basin with mixer tap, low level WC, radiator, tiled floor, fully tiled walls, extractor fan, down lighters, double glazed window

**Bedroom 2**

3.84 x 5.12 metres (12' 8" x 16' 10")  
Double glazed window provides views of surrounding area towards Calderstones Park, fitted bedroom furniture with part mirrored doors offering ample hanging space and shelving, dressing table, radiator, original box pelmet

**Bedroom 2 En-suite**

2.61 x 1.03 metres (8' 7" x 3' 5")  
Pedestal wash hand basin, low level W/C, part tiled walls, tiled floor, radiator, double glazed window, coved ceiling

**Bedroom 3**

4.85 x 4.83 metres (15' 11" x 15' 11")  
Double glazed window, radiator, fitted wardrobes offering hanging space, coved ceiling, original box pelmet

**Bedroom 4**

5.12 x 3.40 metres (16' 10" x 11' 2")  
Double aspect double glazed windows, radiator, coved ceiling, built in cupboard housing hot water cylinder, original box pelmet

**Bedroom 5**

2.29 x 3.95 metres (7' 7" x 13' 0")  
Double glazed window to front aspect, integrated wardrobe/cupboard space, radiator, coved ceiling, original box pelmet

**Family Bathroom**

1.82 x 3.93 metres (6' 0" x 12' 11")



Modern suite comprising glazed shower enclosure with multi function shower over and rinse shower attachment, low level W/C, contemporary pedestal wash hand basin with mixer tap, mirror and light over, radiator, original art deco bath with wall mounted taps, double glazed window, fully tiled walls, tiled floor

#### Side Annex

To the side of the property is a sheltered annex measuring: 6.84m x 1.32m with double aspect double glazed doors allowing access to both aspects, water laid on, power and light, one inside and one outside storage cupboard (measuring 2.25m x 0.87m), access to garage

#### Front Garden

Areas of mature lawn and hedges, paved walkways serving the property and a driveway providing off road parking leading to garage

#### Rear Garden

Number of established trees and shrubs providing a privacy screen to rear which is not directly overlooked, patio serving the rear of the property with water, power and light laid on, stone steps up to two shaped areas of lawn with retaining walls and central mature shrub bed with rockery, paved walkway leading to front of property. Mature tree screens to the sides of the property providing seclusion.

### Additional Images



Entrance Porch



Living Room



Living Room



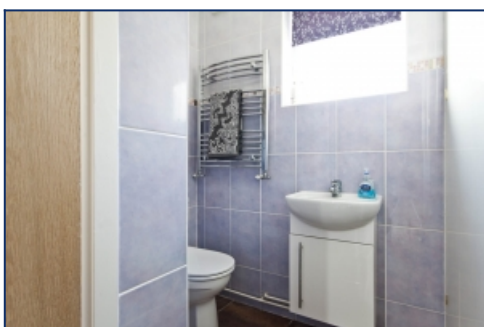
Lounge



Lounge



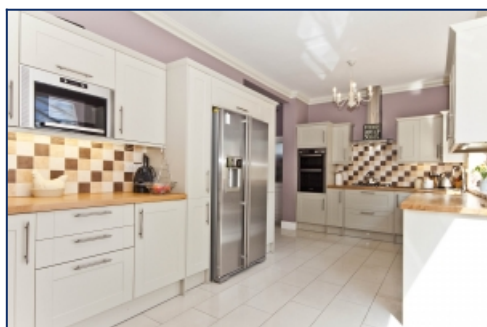
Sitting Room/Bedroom 6



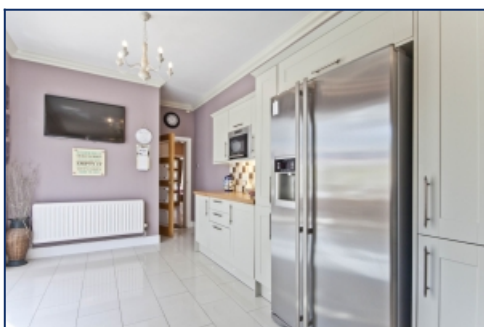
En-suite To Bedroom 6



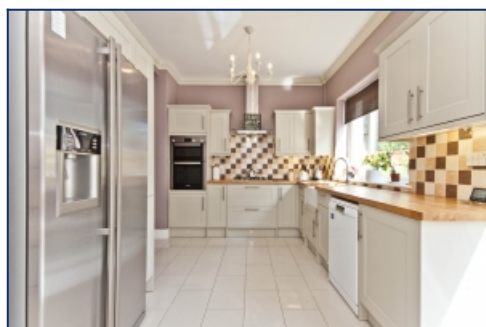
Kitchen Diner



Kitchen Diner



Kitchen Diner

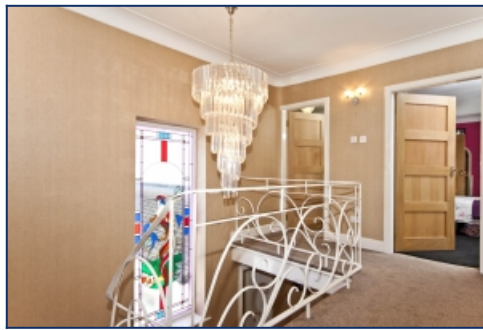


Kitchen Diner

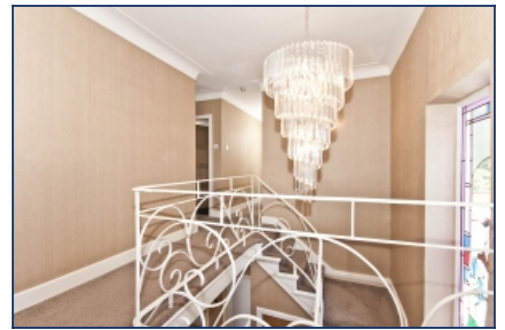




Conservatory



Landing



Landing



Master Bedroom



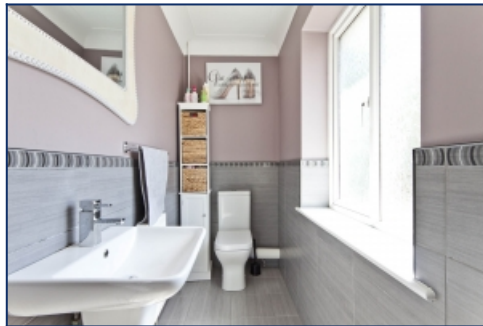
Master Bedroom



En-suite To Master Bedroom



Bedroom 2



En-suite To Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Family Bathroom



Rear Elevation

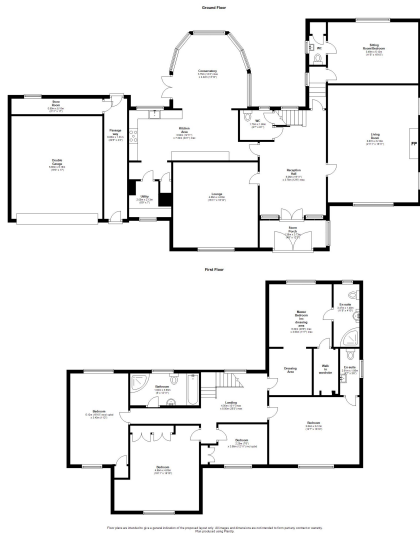


Rear Gardens



Rear Gardens

## 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.