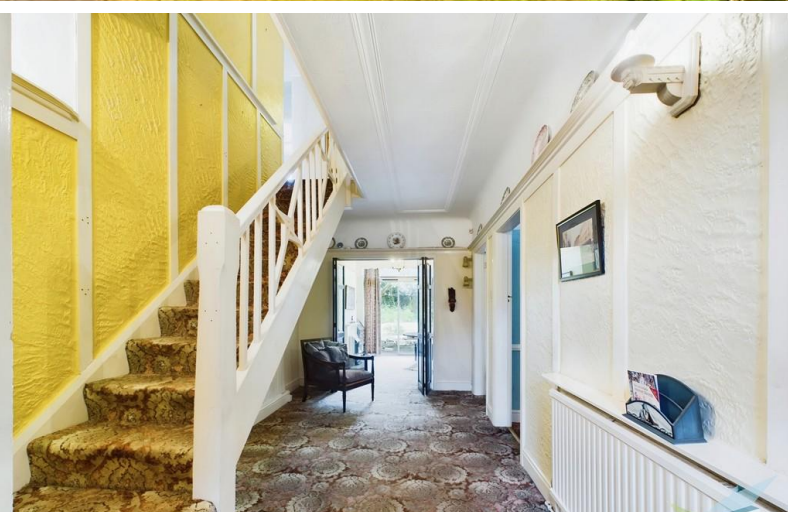


FOR SALE



Catonfield Road, Calderstones, Liverpool

5 Bedrooms, 3 Bathroom, Semi-Detached House

Offers Over £550,000


MARTIN&CO



Catonfield Road, Calderstones, Liverpool

5 Bedrooms, 3 Bathroom

Offers Over £550,000

- Wonderful Substantial Family Home
- Three Reception Rooms
- Five Spacious Bedrooms
- Huge Potential
- Pretty Sunny Rear Garden

A wonderful, substantial family home nestled in one of Liverpool's most sought after residential and leafy suburbs. It is furnished with a range of excellent schools in close proximity and there is a strong sense of community with faith centres, restaurants, coffee shops, bars, excellent shopping areas and the expansive and beautiful Calderstones Park only a short stroll away. A comprehensive local road network connects to the city centre and beyond along with strong public transport, rail links from Mossley Hill Station and Liverpool South Parkway and international travel from John Lennon Airport which is only a short car journey away. The home itself boasts many attractive original features such as wood parquet flooring throughout the hall and reception rooms and character picture rails to most of the ground floor. The incredibly generous accommodation includes three spacious reception rooms, kitchen, downstairs cloakroom with WC, five generous sized bedrooms, family bathroom, and further WC. Externally the property benefits from a beautiful sunny private rear garden with well established decorative borders and mature shrubs, off road parking and a garage. Offered with no onward chain, a viewing is highly recommended to appreciate the splendour and space the property has to offer which also unveils an exceptional opportunity for future enhancements. **CALL NOW.**

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

PORCH 3' 3" x 4' 1" (1.00m x 1.25m) Entrance into the Porch is via the wooden front door, having tiled floor and light and glass panelled front door leading into the entrance hall.

HALLWAY 17' 3" x 8' 1" (5.27m x 2.48m) A wonderful entrance hall introducing you to the generous space offered throughout this lovely home with characteristic





features, wooden spindle balustrade and stairs to the first floor.

DOWNSTAIRS WC 6' 3" x 2' 11" (1.93m x 0.90m)
Having low flush WC, sink, hard wood floor, alarm control panel and window with privacy glass.

RECEPTION ROOM ONE 15' 9" x 11' 3" (4.81m x 3.44m) A generous sized light and airy room with lovely bay window with front aspect throwing in streams of natural light, feature fire surround and picture rails around the room, radiator and power points.

RECEPTION ROOM TWO 14' 8" x 11' 2" (4.49m x 3.41m)
Another generous sized reception room which is currently utilised as a sitting room, benefiting from a view of the rear garden and French door encased by lead feature side windows and leading onto the patio, feature fireplace with beautiful fire surround, hard wood flooring, power points and picture rail.

RECEPTION ROOM THREE 10' 8" x 8' 7" (3.27m x 2.62m) Currently utilised as a 'Breakfast' room this third

reception room would make an ideal dining room or second sitting room. Benefitting from a rear aspect with patio doors leading into the garden, having a marble effect fire surround, picture rail, power points and access to the kitchen

KITCHEN 14' 0" x 8' 0" (4.28m x 2.45m) A fitted kitchen with a range of base and wall unit in a wood effect casing, mixer tap over the sink, power points, radiator, vinyl type flooring and space for a cooker, fridge/freezer, washing machine and dishwasher. There is access to the rear garden via the kitchen and side and rear aspect.

MASTER BEDROOM 16' 4" x 11' 3" (5.00m x 3.44m) A wonderful spacious principal bedroom with front aspect and bay window. Having radiator, power points and hand sink.

BEDROOM TWO 15' 1" x 11' 3" (4.61m x 3.45m) Another wonderful double bedroom with rear aspect. Having fitted wardrobes and views over the rear garden, power points and radiator.

BEDROOM THREE 10' 8" x 8' 7" (3.27m x 2.63m) A



generous third bedroom with rear aspect and views over the garden. Picture rail and built in storage cupboard, loft hatch and radiator.

BEDROOM FOUR 17' 3" x 8' 9" (5.27m x 2.68m) Another generous sized bedroom with front aspect, having a hand sink, radiator and power points. Access to bedroom five is possible via bedroom four through an internal door.

BEDROOM FIVE 9' 7" x 8' 4" (2.93m x 2.55m) Another fabulous sized bedroom with front aspect, having a hand sink, radiator and power points. This bedroom would make an ideal separate teenagers or relatives bedroom or suite along with Bedroom four. Access to bedroom five can either be via the hallway or through bedroom four making this an ideal space to convert for teenagers or relatives who need to live close but still want their own space.

UPSTAIRS HALLWAY 10' 11" x 8' 3" (3.33m x 2.54m) Having access to all first floor rooms.

BATHROOM 7' 7" x 8' 0" (2.32m x 2.44m) Having low level WC and sink, separate shower cubicle with shower over, panel bath, vinyl effect flooring and part tiled walls, privacy window with rear aspect.

WC 2' 9" x 4' 8" (0.84m x 1.43m) Separate wc with side aspect and privacy window.

CUPBOARD 2' 7" x 4' 10" (0.81m x 1.48m) Large walk in cupboard which could be utilised for various uses

GARAGE Integral garage with access via the front garage door and pedestrian door from the side path

GARDEN STORE Purpose brick built structure situated in the rear garden utilised as a garden store room.

GARDENS Externally there is a driveway and access to the garage. The wonderful enclosed sunny rear garden is bordered by mature trees and shrubs and mainly laid lawn. An ideal space for entertaining family and friends on those long summer days.

NOTE There is an ongoing matter involving the estate and a neighbouring property which remains unresolved. Further information is available on request.



%epcGraph_c_1_210%





Floor 1



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Liverpool

19 Allerton Road • • Liverpool • L18 1LG
T: 0151 428 6922 • E: liverpoolsouth@martinco.com

0151 428 6922

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.