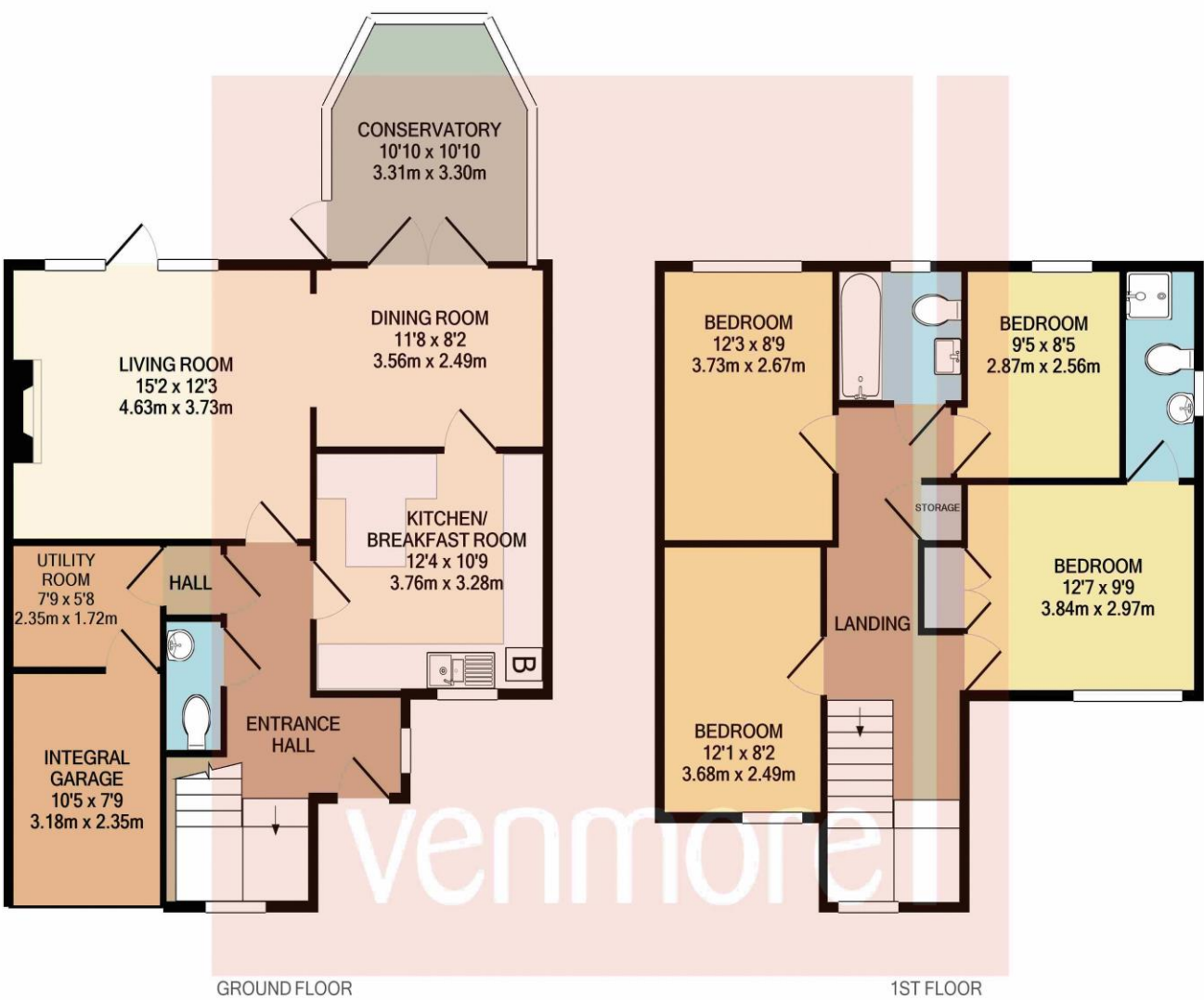


Explore the property...

EPC & Floor Plans



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022

Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Venmores - Allerton  
Call - 0151 733 9000

Email - [allerton@venmores.co.uk](mailto:allerton@venmores.co.uk)

Visit - 8-10 Allerton Road Mossley Hill Merseyside



Calvados Close  
L17 5DE

£415,000

venmore



To arrange a  
viewing call us on  
0151 733 9000

- Four bedroom detached home
- Highly sought after location
- En-suite to master bedroom

- Integral garage
- No onward chain
- Viewing encouraged

[www.venmores.co.uk](http://www.venmores.co.uk)

## About the property...

Venmore Estate Agents are delighted to bring to the sales market, this four bedroom detached home. Located in L17, one of Liverpool's most in demand postcodes, this property is bound to be popular with any buyer looking to enjoy all that the surrounding area has to offer. The property is located just a short walk from Otterspool Promenade and is conveniently located for accessing Liverpool City Centre. The accommodation briefly comprises; entrance hall, Gf Wc, integral garage, utility area, spacious living room complete with solid wood flooring, dining room, conservatory overlooking the rear garden and breakfast kitchen complete with integrated appliances. Ascending to the first floor, the landing gives access to four bedrooms, the master boasting an en-suite shower room and three piece bathroom. Externally, the property offers parking for several vehicles and a paved rear garden. Further benefits include no onward chain, double glazing and gas central heating. Viewing is strongly encouraged to appreciate this fantastic home.

## About the location...

Calvados Close is situated in a quiet residential area, located just off Riverside Drive. Liverpool City Centre and surrounding areas are easily accessed via the strong transport infrastructure surrounding the property. St Michaels station on the northern line is situated quite closely. The area benefits from highly regarded local schooling as well as a variety of amenities available along Aigburth Road and in the City Centre. The delights of Otterspool Prom and The Festival Gardens are also just a short walk from the property.

