

NORTHERN



# SuttonKersh

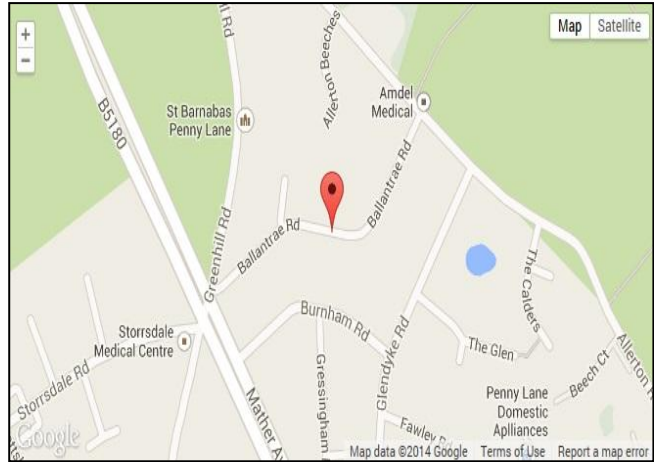


12 Ballantrae Road, Liverpool L18

**£399,999**

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**12 Ballantrae Road, Calderstones, Liverpool, L18 6JQ****The Property****Iconic Landmark****The Location**

As agents, Sutton Kersh are pleased to offer for sale this spacious and well appointed semi detached property situated within this established and popular South Liverpool Suburb. Spacious accommodation is offered over two floors and briefly comprises glazed entrance porch, reception hall, lounge, family dining kitchen, dining room and a conservatory to the ground floor. To the first floor there are four bedrooms and a bathroom and wc. Established gardens are offered to the front and rear as well as a driveway and garage providing secure parking. The property occupies a prime position within this sought after residential location and is well placed for access to amenities including excellent schooling covering all age ranges in addition to a number of places of worship. A strong local road network is offered bringing Liverpool city centre and many further districts of Liverpool to within easy reach. Motorway links are situated close by allowing easy access to further conurbations such as Manchester and Warrington. Public transport services are readily available via both road and rail with many regular bus services available along Mather Avenue in addition to regular rail services at Mossley Hill Railway Station. Leisure and entertainment amenities including a vibrant selection of wine bars, restaurants and bistros as well as a local library are available at the nearby Allerton Road. Superstore shopping is available along Mather Avenue. Recreation ground and open space can be enjoyed at several nearby locations including the prestigious Calderstones Park which is within walking distance. Calderstones Park offers attractions such as the Botanical Gardens, The Calderstones and the annual Liverpool Tennis Tournament.

The front elevations are built in brick with a smooth render finish and bay relief. The roof is weathered in red rosemary tiles.

**12 Ballantrae Road, Calderstones, Liverpool, L18 6JQ**

**Property Features**

**A Semi Detached Property**

**Lounge & Dining Room**

**Four Bedrooms**

**Family Dining Kitchen**

**Conservatory**

**Close To Calderstones Park**

**Fitted Furniture To Master Bed**

**Bathroom & Wc**

**Double Glazed Windows**

**Energy Rating E**

**Gas Central Heating**

**Many Original Features Retained**

**Mature & Established Gardens**

**Garage Providing Secure Parking**

**Driveway For Off Road Parking**

**Alarm System**

**Viewing Advised**

**12 Ballantrae Road, Calderstones, Liverpool, L18 6JQ**

**The Gallery**



**12 Ballantrae Road, Calderstones, Liverpool, L18 6JQ****The Accommodation****ACCOMMODATION:****GROUND FLOOR:****GLAZED ENTRANCE PORCH:**

Tiled floor, courtesy light.

**RECEPTION HALL:**

**16' 3" x 7' 10" (4.98m x 2.4m)**

Having an entrance door with double glazed side windows, spindle staircase to first floor with decorative splats, understair storage area with further double glazed window, wall mounted units. Service meter cupboards, radiator with cover and grille, coved ceiling.

**LOUNGE:**

**15' 10" into bay x 14' 10" into alcove (4.83m x 4.54m)**

Double glazed bay window, radiator, feature fireplace with cast iron arched head grate with inset living flame gas fire, raised marble hearth, wall light points, picture rail, coved ceiling, ceiling rose.

**DINING ROOM: (accessible via the kitchen)**

**14' 9" x 12' 5" (4.51m x 3.79m)**

Wooden flooring, recessed living flame gas fire, radiator with cover and grille, coved and panelled ceiling. Double glazed patio doors lead to:

**CONSERVATORY:**

**11' 0" x 10' 11" (3.37m x 3.33m)**

Of UPVC double glazed construction on a brick base, pitched roof, tiled floor. Double glazed French doors lead onto garden.

**FAMILY DINING KITCHEN:**

**19' 2" x 10' 5" (5.85m x 3.19m)**

Having a range of fitted base, wall and drawer units, work surfaces with complimentary lighting incorporating a one and a half bowl stainless steel sink unit with mixer tap over, central island with a split level surface, integrated wine rack, built-in stainless steel stoves range cooker and corresponding splash back and extractor hood over set into a chimney breast, tiled floor part tiled walls, plumbing for washing machine, radiator, double aspect double glazed windows, panelled ceiling with down lighters.

**FIRST FLOOR:****HALF LANDING:**

Double glazed window.

**LANDING:**

Spindle balustrade, access to roof void, coved ceiling.

**BATHROOM:**

**8' 9" x 6' 8" (2.67m x 2.04m)**

Three piece suite comprising panelled bath with rain shower over and screen, pedestal wash basin, close coupled wc, fully tiled walls, tiled floor, extractor fan, cupboard housing gas fired combination boiler, radiator, two double glazed windows.

**MASTER BEDROOM 1:**

**15' 10" into bay x 14' 10" (4.84m x 4.54m) including wardrobe depth**

Double glazed bay window, laminate floor, radiator, fitted bedroom furniture offering wardrobes with part glazed doors providing hanging space and storage in addition to drawer units, coved and panelled ceiling.

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**BEDROOM 2:**

**14' 10" x 12' 4" (4.53m x 3.78m) into alcove**

Double glazed window, laminate floor, radiator, coved and panelled ceiling.

**BEDROOM 3:**

**10' 5" x 8' 0" (3.18m x 2.45m)**

Double glazed window, laminate floor, radiator.

**BEDROOM 4:**

**7' 11" x 7' 5" (2.42m x 2.27m)**

Double glazed window, radiator.

**OUTSIDE:**

The front garden has a spacious driveway providing off road parking for a number of vehicles and extending to the side of the property, established tree screens and shrubs set into borders. The rear garden has an elevated paved patio area serving the rear of the of the property, steps leading into conservatory, laid to lawn with surrounding borders offering a variety of mature shrubs and trees providing seasonal semi seclusion. There is a gate at the side and external lighting.

**GARAGE:**

**16' 2" x 9' 0" (4.94m x 2.75m) plus 2.95m (9ft 8in) x 2.75m (9ft 0in)**

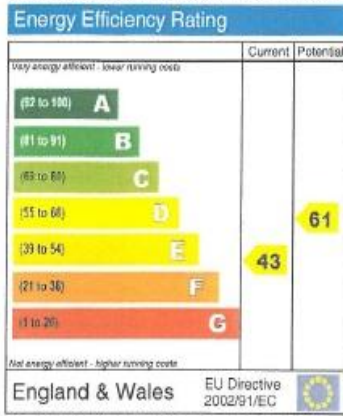
Having a split level floor area providing parking space and a potential workshop/storage area. Up and over door, power and light, window.

**Ref: 06/02/2014 SB/AC**

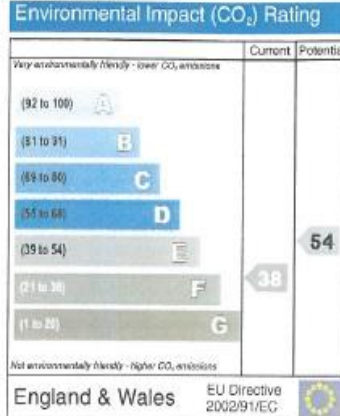
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**Energy Performance Rating**

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

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Liverpool L12 5HW

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**Structural Alterations** Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

**Viewings** By appointment.

**Purchasing Procedure** If you wish to make an offer on this property, please contact the office dealing with the sale. You would be well advised to do this before contacting your Bank, Building Society or Solicitor. Any delay may result in the property being sold elsewhere. Should your interest in this property be subject to the sale of your own home, then we shall be pleased to arrange for a free verbal valuation for you without obligation.

**Surveying Services** Sutton Kersh also offer a full survey service through our professional staff. If you are considering the purchase of a property through another agent (or via private sale) and require a survey, we would be pleased to advise and quote a fixed inclusive fee.

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