



3 Clifton Road, Liverpool, L37 7ED

Asking Price £595,000

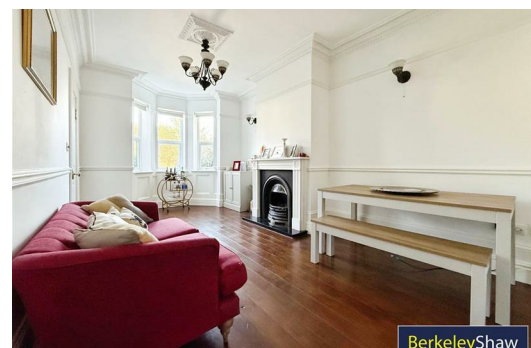
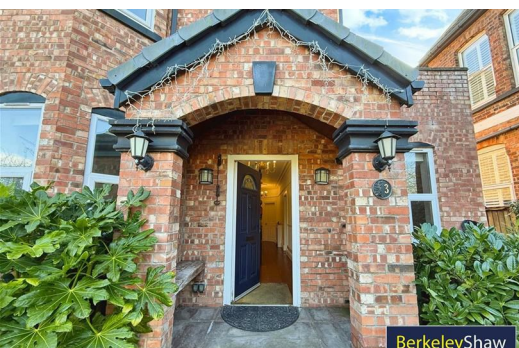
Nestled in a highly sought-after location, this stunning 5-bedroom detached house, built in 2000, perfectly captures the charm and elegance of a traditional Victorian style. With its exquisite aged brickwork, the property blends seamlessly into its surroundings, exuding character and timeless appeal.

The south-facing gardens provide a sun-drenched haven, ideal for family gatherings or simply enjoying a peaceful afternoon. The open views over the Deansgate Lane playing fields offer a sense of tranquillity and space, making this home feel like an escape from the hustle and bustle of everyday life.

Internally, the property offers generous living spaces, with five spacious bedrooms that cater to a growing family. The Victorian-inspired design is evident throughout, with high ceilings, ornate covings, marble fireplace, dominant staircase and character features that add a touch of grandeur.

Situated in an excellent school catchment area including Formby High School, Trinity St Peters & Freshfield Primary schools this home is ideal for families seeking top-tier education for their children. The Formby location also offers easy access to local amenities within walking distance as well as award winning beach and National Trust Red Squirrel reserve making it a perfect location for your forever home.

This property truly offers the best of both worlds – style, comfort, and a desirable location. Don't miss the opportunity to make this beautiful house your home.



Storm Porch

Brick built with bench seating area.

Hall

Sitting Room

14'9" x 6'6" (4.50 x 2.0)

Currently used as a home office/Library with dual aspect windows to front and side, wood flooring.

Lounge/Diner

15'8" x 12'1" (4.80 x 3.70)

Double doors onto the hallway, patio doors onto south facing garden and raised stone patio. Archway through to breakfast kitchen.

Downstairs WC

10'5" x 6'2" (3.20 x 1.90)

Recently decorated with high-level WC, part tiled walls and Victorian inspired wooden storage sink. Reproduction tiled floor. Heated towel rail/radiator.

Kitchen/Breakfast Room

15'8" x 11'9" (4.80 x 3.60)

Granite and worksurfaces, 7 ring range cooker double oven and grill with over extractor, vertical radiator, range of base and high-level fitted white cupboards with chrome handles. Spot lights, white tile splashbacks and grey wood effect flooring. Utility Area. Door to stone patio area.

Family Room

17'0" x 12'2" (5.20 x 3.71)

To the front aspect flooded with light from the bay window, rosewood flooring and marble and granite focal fireplace. A stunning room with ornate coving, high skirting boards, ceiling roses and panelling to bay window.

Bedroom 1

15'8" x 11'9" (4.80 x 3.60)

DOUBLE to the rear aspect

Bedroom 2

15'8" x 12'1" (4.80 x 3.70)

DOUBLE to the rear aspect

Family Bathroom

13'1" x 7'2" (4.00 x 2.20)

Spacious bathroom with large built-in spa bath, floating effect sink and WC. Jade green Mosaic effect tiles. White heated towel rail. Grey wood effect laminate flooring.

Bedroom 3 (En-suite)

17'0" x 10'5" (5.20 x 3.20)

DOUBLE en-suite room with bay window overlooking Deansgate Playing field's to the front aspect.

Bedroom 4 - Second Floor

13'9" x 11'1" (4.20 x 3.40)

DOUBLE with windows to side and rear. Storage into eaves.

En-Suite

7'2" x 6'2" (2.20 x 1.90)

Double storage Sinks with free standing cubicle shower, WC, White heated towel rail, tiled walls and floor. Window to side aspect.

Bedroom 5 - 2nd Floor

12'1" x 12'1" (3.70 x 3.70)

DOUBLE with windows to to rear and side aspect. Storage into eaves.

Bathroom - 2nd Floor

Large room with built in shower rooms, sink, full-size bath and sky light. White heated towel rail. Spotlights and cushion flooring. Mosaic effect tiling.

Brick Built Store

Ideal potting area or storage for bikes.

Study/Home Office

6'6" x 6'6" (2.0 x 2.0)

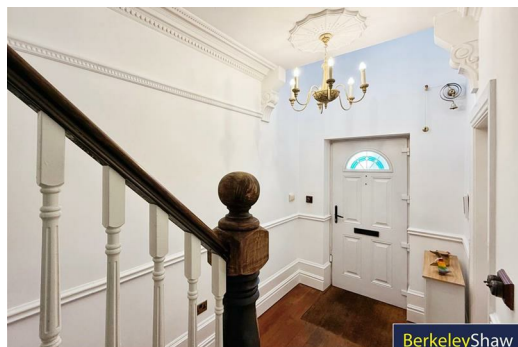
A space to hide away and concentrate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2455 sq ft (228.4 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The property, contents and appearance shown have not been tested and no guarantee is given that the actual condition of the property will be as shown.
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