



## 45 Beechfield Road

Calderstones, Liverpool, L18 3EG

**£535,000**

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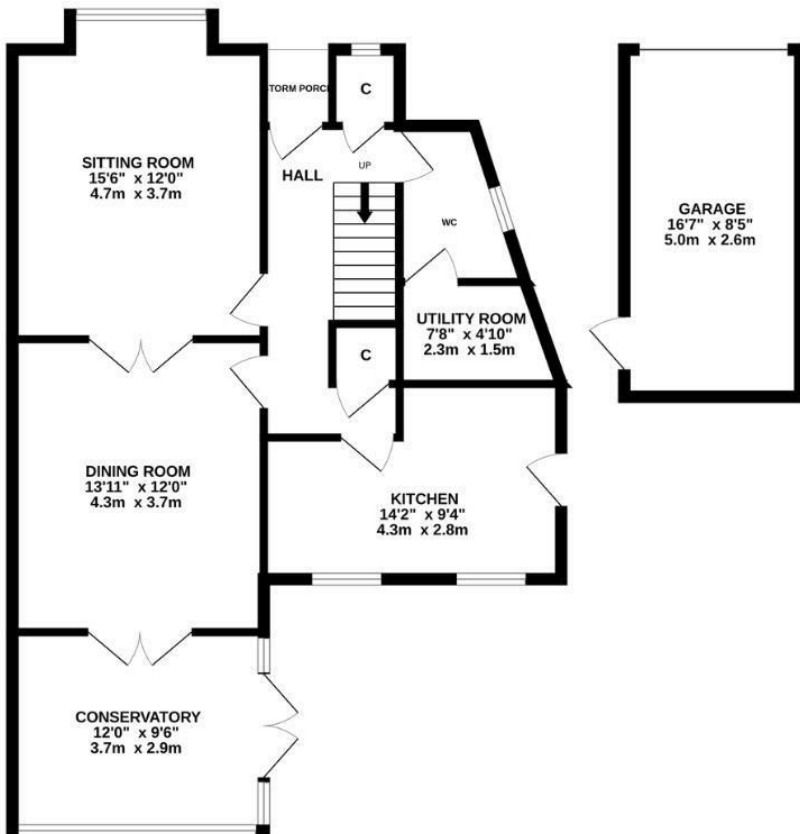
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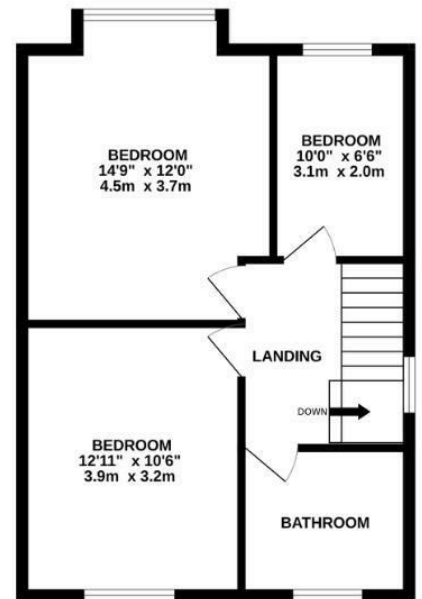
£535,000



GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.

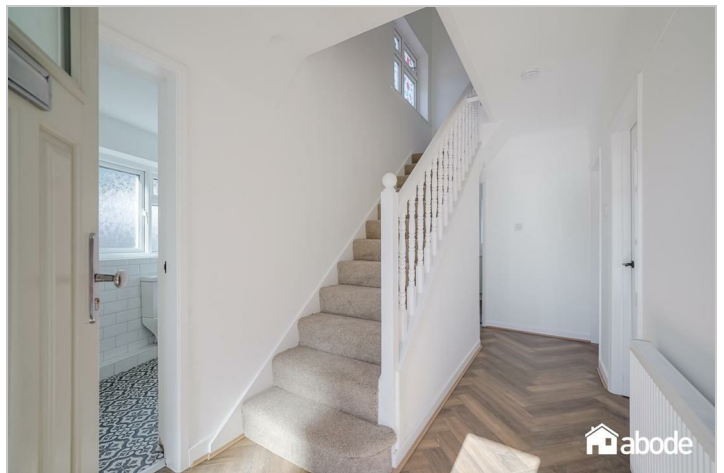


1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

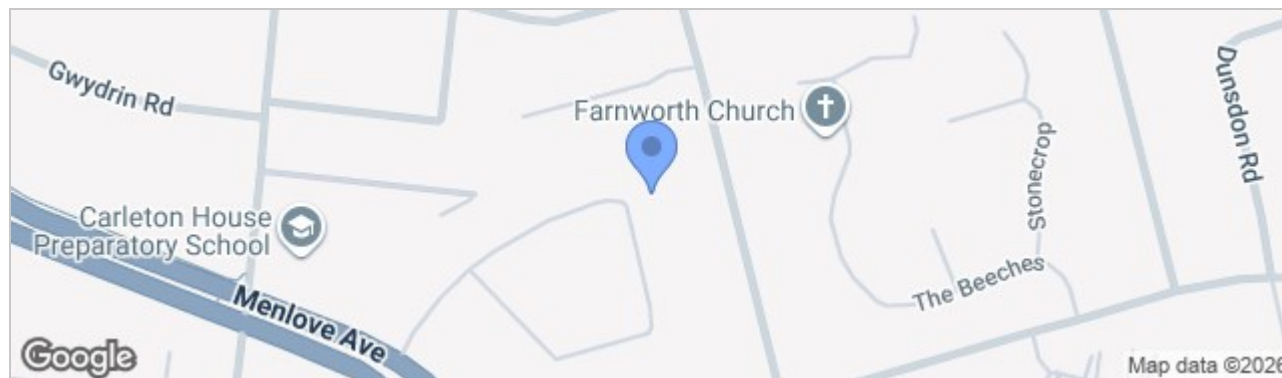


TOTAL FLOOR AREA : 1391 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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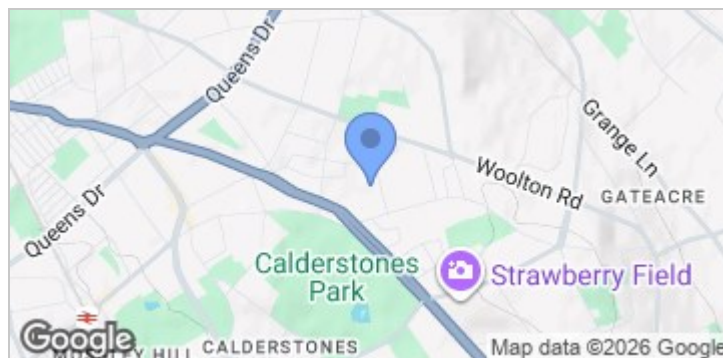
## Road Map



## Hybrid Map



## Terrain Map



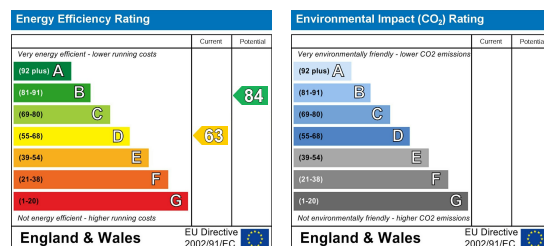
- **IMMACULATELY REPRESENTED FAMILY HOME**
- **THREE BEDROOMS**
- **THREE RECEPTION ROOMS**
- **LARGE MATURE GARDEN**
- **PARKING FOR TWO CARS PLUS GARAGE**
- **GROUND FLOOR WC & UTILITY ROOM**
- **CATCHMENT FOR OLBE, CCOE, AND CALDERSTONES SCHOOLS**
- **WALKING DISTANCE TO CALDERSTONES PARK**
- **CHECK STAMP DUTY CALCULATOR FOR AFFORDABILITY**

## Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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