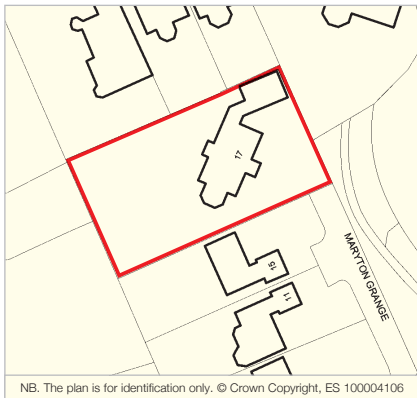


Liverpool

17 The Gables, Maryton Grange, Calderstones, Merseyside L18 3NU

- **A Freehold Detached House with Attached Annex**
- Garaging for Three Cars
- Tennis Court
- Head of an Exclusive Drive off Maryton Grange

Vacant Possession



Seller's Solicitor

Messrs Keith Park Solicitors
(Ref: Mr Ian Bates).
Tel: 01744 636000.
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VACANT – Freehold House, Annex and Gardens



Tenure

Freehold.

Location

The property is situated at the head of an exclusive drive off Maryton Grange, which in turn runs off Allerton Road in the Calderstones district of Liverpool, close to Calderstones Park (Liverpool Botanic Gardens). The property lies to the south-east of Liverpool city centre and its waterfront, with the extensive amenities and Liverpool One Shopping Centre being within easy reach. Rail services run from Liverpool Lime Street and Runcorn Stations and Liverpool John Lennon Airport is accessible to the south. The A652, A561 and M62 and M56 Motorways are all close by.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof with an attached annex to the side providing garaging for three cars with residential accommodation above. Externally, there are private gardens with a driveway with electric operated gates and a tennis court.

Accommodation

Main House

Ground Floor – Reception Hall, Three Reception Rooms,

Cloakroom/WC, Conservatory, Kitchen, Utility Room, Study

First Floor – Mezzanine Landing, Master Bedroom with En-Suite/WC (with jacuzzi bath), Walk-in Wardrobe Area, Three Further Bedrooms (One with En-Suite Bathroom/WC), Family Bathroom/WC

Annex – This was not internally inspected by Allsop. The following information was supplied by the occupant.

Ground Floor – Garaging for Three Cars with Three Independent Doors

First Floor – Reception Room, Kitchen, Bedroom, Bathroom/WC

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.



Main House



Tennis Court



Rear Garden