



# CALDERSTONES GRANGE

LOCAL AMENITIES



 REDROW

Stepping into The Heritage Collection  
at Calderstones Grange is truly like

# COMING HOME



Calderstones Grange is ideally placed for growing families within a rapidly growing area of the city. One of Liverpool's major regeneration corridors, the area has seen significant investment in recent years, bringing jobs, retail and leisure opportunities to revitalise the local economy.

What's more, the development is only 6 miles from the city centre, where further investment has changed Liverpool beyond recognition in the last decade, creating a vibrant shopping, leisure and business destination.

## TRANSPORT

Trains into Liverpool take just 11 minutes in peak time from nearby Liverpool South Parkway station and just 15 minutes from West Allerton. For drivers, the M62 is just over three and a half miles away, giving easy access to Manchester just 33 miles to the east.

You can access direct trains to London in around 2 hours from either Liverpool or Runcorn, while Liverpool John Lennon Airport is just a few minutes away from the development. You can also access ferries from Liverpool to Dublin and the Isle of Man, as well as ferries to Belfast from across the water at Birkenhead.

## SHOPPING

The area is well served by supermarkets, with a large Sainsbury's, Tesco and an Asda superstore all within easy reach. Nearby New Mersey Retail Park has a great deal to offer, while for a more extensive shopping trip, Liverpool One is hard to beat. This brand new £1bn shopping centre is the centrepiece of the Liverpool shopping experience, perfectly complementing the famous Church Street and the hundreds of smaller independent stores around the city centre.

## SPORT & LEISURE

Liverpool is famous for its sports, with Liverpool and Everton providing premier league action, and Aintree the home of racing's showpiece steeplechase, the Grand National.

“Calderstones Grange,  
combines the finest  
in traditional values...”

Merseyside is also a regular host to the Open Golf Championship, which was last held at Royal Liverpool in 2014. If you prefer to take part, you'll be spoiled for choice with several good quality golf courses close by, including Allerton Park, Woolton and Lee Park.

For leisure, once again Liverpool City Centre is the place to be, with something for everyone, from world-class museums and galleries to the historic Albert Dock and all the fun of the Mersey Ferries. There is also a host of local parks to enjoy on a sunny afternoon, including Calderstones Park, Sefton Park and Otterspool Promenade.

## OUT & ABOUT

For a great night out, head into Liverpool for an unrivalled choice of restaurants, pubs and clubs. Liverpool also has a huge choice of theatres and cinemas, including the brand new Echo Arena, which is now a firm fixture on the UK tour of most major artists and shows.

Closer to home, try Woolton Picture House for all the new releases, or check out the wide selection of friendly pubs and great value restaurants in the local area.

## SCHOOLS & SERVICES

There is a choice of primary schools within walking distance of the development, including Springwood Heath Primary, Booker Avenue Infants, Bishop Martin CofE Primary and Garston CofE Primary. For Secondary education you can choose between St Margaret's, Blue Coat, Calderstones and St Julie's Catholic High School.

Local doctors can be found less than half a mile away at Mather Avenue Surgery (Sat Nav: L19 4UG – call 0151 427 6329), with local dentists at Woolton Dental Surgery (Sat Nav: L25 7RH – call 0151 428 6309)



ALLERTON ROAD, LIVERPOOL, MERSEYSIDE, L18 9AD

0151 345 6553

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### Directions

Follow the M62 westbound to the end and turn left onto Queen's Drive (A5058). Follow this around until you reach the Childwall Fiveways roundabout, taking the third exit. Then at the next roundabout take the second exit and turn left at the lights on to Allerton Road (B5180). After the Parade of shops the road bends right and merges onto Mather Avenue. Take the second left turn into Booker Avenue then take the right hand turn onto Allerton Road. The development is on the right hand side.

From Liverpool leave the city to the south, following the A561 Garston Road along the waterfront and the old docks. Continue on through Aigburth and take a left turn onto Aigburth Hall Avenue towards West Allerton Train Station. Carry straight on into Booker Avenue and after crossing Mather Avenue take the right hand turn onto Allerton Road. The development is on the right hand side.

Property Misdescriptions Act 1991

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All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.



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