



25 Fernwood Drive

Halewood | Liverpool | L26 7ZB

Offers over £320,000

Welcome to Fernwood Drive, a charming property located in the sought-after area of Halewood, Liverpool. This delightful detached house boasts four spacious bedrooms and two modern bathrooms, perfect for a growing family or those who love to entertain guests.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of city life. The house itself is generously sized, providing ample space for all your needs. The open-plan layout creates a warm and inviting atmosphere, ideal for cosy nights in or lively gatherings with friends and family.

The bedrooms are well-appointed, offering comfort and privacy for all residents. Whether you need a home office, a guest room, or a play area for the little ones, this property has the flexibility to accommodate your lifestyle.

With its convenient location in Liverpool, you'll have easy access to a variety of amenities, including shops, restaurants, schools, and parks. Commuting is a breeze, thanks to nearby transport links that connect you to the city centre and beyond.

Don't miss this opportunity to make Fernwood Drive your new home. Book a viewing today and discover the endless possibilities this property has to offer.

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	

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Lounge

19'5" x 13'7"

This is a very spacious and light-filled reception which offers laminate flooring. It opens via an archway to the separate diner.

Reception Room

17'11" x 9'6"

This is a second, well-proportioned room with laminate flooring, neutral décor and French doors opening to the front garden.

Diner

11'1" x 8'6"

A separate dining room with laminate flooring. It is open-plan with the kitchen allowing for serving straight to the table. French doors opening to the garden extends dining and social opportunities.

Kitchen

11'1" x 8'0"

This is a good-sized kitchen with in-built storage and sleek wall and base cabinets with coordinating worktops, integrated appliances and wall and floor tiling. There is a stainless steel extractor hood above the hob and the kitchen gives access to the utility.

Utility

8'10" x 7'2"

This room is ideal for additional storage and appliance location. It offers floor and wall tiling, worktop space and a door opening to the garden.

WC

A practical ground floor facility with white washbasin and WC.

Bedroom 1

12'9" x 10'5"

The principal double bedroom is spacious with neutral décor, laminate flooring and front aspect views. It enjoys its own en suite facilities.

En-suite

7'2" x 3'3"

This fully-fitted facility offers a walk-in shower enclosure, washbasin and WC.

Bedroom 2

10'5" x 8'10"

This is a good-sized, neutrally decorated bedroom with carpeted flooring and garden views.

Bedroom 3

8'10" x 6'2"

The third bedroom offers neutral décor, carpeted flooring and garden views.

Bedroom 4

9'10" x 6'2"

This bedroom has in-built storage, carpeted flooring and front aspect views.

Shower Room

7'2" x 5'2"

The modern, fully-tiled family shower room offers a large, walk-in shower enclosure with a white washbasin and WC and a chrome ladder towel radiator.

Garden

The property is approached through a large front garden featuring a spacious lawn bordered by a generous driveway and path leading to the covered main entrance. A pedestrian gate on the side provides access to the rear garden. The large, enclosed rear garden includes an expanse of lawn with a paved seating terrace adjoining the property and another at the end of the garden. A brick-built outbuilding offers useful storage.

