



Beaconsfield Road, Woolton Liverpool L25 6EJ

welcome to

Beaconsfield Road, Woolton Liverpool

A unique 5 bedroomed property located within the vicinity of Calderstones Park, the extensive range of amenities available on Allerton Road and Woolton village are also easily accessible. An internal inspection is highly recommended to fully appreciate this unique property and its prestigious location



Jones And

Door to front, radiator, under stairs storage, stairs to first floor.

Cloak Room

Radiator, WC.

Sitting Room

15' 9" x 10' 7" (4.80m x 3.23m)

Two double glazed windows to the front, radiator, decorative paneled wall.

Dining Room

15' 10" x 11' 4" (4.83m x 3.45m)

Radiator, laminate flooring, double glazed french doors.

Formal Lounge

22' 4" x 11' 10" (6.81m x 3.61m)

Window, two double glazed french doors , living flame fire in feature fire surround, radiator,

Kitchen

Fitted kitchen with wall and base units, stainless steel sink , gas hob, double over, built in dish washer, extractor fan, leading to breakfast alcove.

Berakfast Alcove

6' 3" x 5' 6" (1.91m x 1.68m)

Breakfast area.

Utility Room

12' 8" x 5' 1" (3.86m x 1.55m)

Base units, single glazed window, storage units.

Landing

Built in storage.

Bedroom One

14' 6" to wardrobe x 12' 8" (4.42m to wardrobe x 3.86m)

Double glazed window, two radiators , fitted wardrobe.

En Suite

Shower , shower cubicle, wash hand basin, WC, part

tilled.

Bedrrom Two

12' x 14' 7" (3.66m x 4.45m)

Double glazed window, radiator.

Bedroom Three

9' 11" x 11' 6" (3.02m x 3.51m)

Two double glazed windows to the front, radiator.

Bedroom Four

11' 8" x 8' 9" (3.56m x 2.67m)

Two double glazed windows, radiator. currently being used as an office.

Bedroom Five

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed windows to the front and rear, fitted wardrobes, radiator.

Bathroom

Two double glazed window, radiator, bath, walk in shower, vanity unit.

Front Garden

Gravel drive, pond, mature shrub border, electric gates, storage garage.

Rear Garden

Stepped patio area, lawn, mature shrubs border. bin storage.



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welcome to

Beaconsfield Road, Woolton Liverpool

- A unique 5 bedroomed property in a sought after location
- Situated on a large gated plot close to Calderstones Park
- 3 reception rooms, kitchen and utility room, downstairs cloak and WC
- Five bedrooms master with en-suite and luxury family bathroom
- Attractive gardens to the front and rear with pond and storage garage

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT121967 - 0008

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