

Baroncroft Road, Liverpool L25 6ED



welcome to

Baroncroft Road, Liverpool

Located in the affluent Woolton area, Baroncroft Road is a lovely family home which benefits from proximity to excellent amenities, including Woolton Village's array of shops, cafes, and restaurants, as well as top-rated schools and scenic green spaces including Reynolds Park and Calderstones Park.













Entrance Porch

Double glazed door to the front.

Entrance Hall

Double glazed door to the front, stairs rising to the first floor, carpet flooring. Cloak room plus under stairs storage cupboard.

Lounge

22' 5" into bay x 16' 4" to max (6.83m into bay x 4.98m to max)

Double glazed bay window to the front, gas fire, carpet flooring, double glazed patio door to the rear garden. Large 'sliding wall' door to the dining room.

Dining Room

14' 10" into bay x 12' 7" to max (4.52m into bay x 3.84m to max)

Double glazed box bay window to the rear, carpet flooring.

Family Room

13' 2" into bay x 9' 1" to max (4.01m into bay x 2.77m to max)

Double glazed bay window to the front, wood effect flooring. Sliding doors to kitchen.

Kitchen

13' 3" x 9' 1" (4.04m x 2.77m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, part tiled walls, double electric oven, electric hob, integrated dishwasher, plumbing for washing machine, tiled flooring, double glazed window to the rear. Back door to rear garden.

Bedroom One

14' 9" to max x 12' 8" to max (4.50m to max x 3.86m to max) Double glazed window to the front, carpet flooring.

En Suite

Shower cubicle, wash hand basin, W.C, part tiled walls.

Bedroom Two

14' 6" to max x 12' to max (4.42m to max x 3.66m to max) Double glazed window to the front, carpet flooring.

Bedroom Three

12' 7" to max x 10' 6" (3.84m to max x 3.20m) Double glazed window to the rear, carpet flooring.

Bedroom Four

10' 11" to max x 9' 8" (3.33m to max x 2.95m) Double glazed window to the rear, carpet flooring.

Family Shower Room

Double glazed window to the rear, walk-in shower, wash hand basin, W.C, tiled walls.

External

Mature front garden and large rear garden which presents a fantastic outdoor space for the whole household to enjoy. Outside WC and external gas boiler room for heating system. Off-Road Parking & Double Garage.

Garage

17' x 14' (5.18m x 4.27m) Powered up & over door. Rear access door.





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Baroncroft Road, Liverpool

- Four Bedroom Detached Property with Entrance Hall & Welcoming Lounge
- Generous Dining Room with "Sliding wall" to Lounge
- Modern Kitchen with Adjoining Family Room
- Four Bright & Substantial Double Bedrooms
- Family Shower Room & Ensuite to Master Bedroom

Tenure: Freehold EPC Rating: D Council Tax Band: F

£685,000



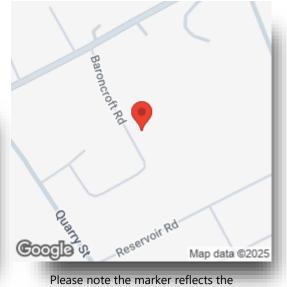


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postcode not the actual property

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