



**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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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