

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



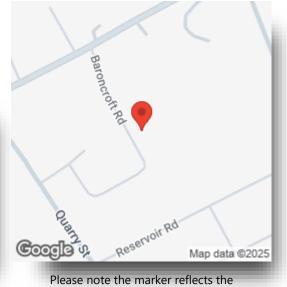


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postcode not the actual property

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