

FOR SALE



Speke Road, Woolton, Liverpool
Offers In Region Of £565,000


MARTIN&CO



Speke Road, Woolton, Liverpool

3 Bedrooms, 3 Bathroom

Offers In Region Of £565,000

- Beautifully Detached Family Home
- Three Bedrooms
- Highly Desirable Residential Suburb
- Extensive Stylish Kitchen
- Two Reception Rooms

An impressive family home boasting an attractive frontage with views over the famous Woolton Golf Course with a wealth of style, charm and character and retaining many original features and fabulous living space.

Close to great local amenities, road links, train station, airport and beautiful green spaces.

In brief, the property comprises; a welcoming entrance hall with beautiful wood block flooring, a bright and spacious bay fronted formal sitting room, a wonderful second sitting room/fourth bedroom, currently used as a snug with a fabulous Inglenook feature fireplace that draws the eye, an inviting dining room/family room with views and access to the rear garden, and a delightful modern fitted kitchen with an impressive Range cooker and granite worktops as well as an extremely convenient downstairs shower room and WC.

The first floor has three very spacious bedrooms, master having en-suite, further WC and bathroom. The outside has a great sized block paved driveway with parking for several cars and access to the rear garden. The stunning sunny rear garden has a wonderful sized terrace with further terracing areas, expansive lawn and pond. There is a fair sized garage to complete this wonderful family home. **DO NOT MISS OUT. CALL NOW FOR A VIEWING.**

EPC GRADE = E

All measurements are approximate only and cannot be relied upon and no liability is taken for any errors

FREEHOLD

HALLWAY 15' 0" x 7' 4" (4.59m x 2.24m) Access from the front door into the welcoming hallway, comprising of wood panelled flooring, radiator, double glazed window, stairs to first floor. Access to the downstairs rooms run seamlessly from the hallway.

LOUNGE 15' 7" x 13' 0" (4.77m x 3.98m) Wonderful bright formal sitting room with double glazed bay window overlooking the front aspect, radiator, feature living flame gas fire set in a fireplace surround, wood block flooring. This beautifully presented room is very well proportioned.

SECOND RECEPTION ROOM/SNUG 13' 5" x 11' 2" (4.09m x 3.42m) Fabulous second sitting room,

currently used as a snug 'come' second sitting room completed by the Inglenook feature fireplace which immediately draws the eye. The fireplace is fitted with a stove effect gas fire and is a huge feature of the room. Benefitting from wooden floor, radiator and UPVC windows to the side and front of the property. This fabulous snug would be an ideal family sitting room and provide perfect family living.

DOWNSTAIRS BATHROOM 8' 7" x 2' 5" (2.62m x 0.76m) Extremely useful downstairs fully tiled shower room, with radiator, frosted glass window, modern enclosed shower and shower unit, matching white sink and toilet. This very useful modern downstairs shower room is an ideal addition to this family home.

KITCHEN 13' 1" x 13' 2" (4.00m x 4.02m) Beautifully presented fully fitted modern kitchen with a full range of cream contemporary units with matching granite worktops, space for dishwasher, space for large American style fridge freezer and space and plumbing for a washing machine, fully tiled floor and feature dual



fuel Range Master cooker with 5 ring gas hob and electric ovens. The kitchen benefits from a matching island positioned in the centre of the kitchen.

DINING ROOM/FAMILY ROOM 14' 11" x 13' 11" (4.56m x 4.25m) Flowing seamlessly from the kitchen into the dining room with picturesque views of the stunning rear garden, with access into the garden through double wooden French doors leading out onto the patio area, radiator, fully tiled floor and panoramic views of the garden. This is an ideal space for family dining, living or entertaining.

LANDING 7' 3" x 4' 8" (2.21m x 1.43m) Beautiful light and airy dog-leg staircase with wooden Bannister with a window half way allowing natural light to flood in and providing a view of the rear garden. Access to all upstairs bedrooms lead from the first floor landing.

MASTER BEDROOM 15' 10" x 13' 4" (4.83m x 4.07m) Well appointed master bedroom with a full range of

fitted wooden made to measure wardrobes and storage space, front aspect with a huge amount of natural light flooding into the room from the five panel window, wooden floor and radiator. The master bedroom also benefits from ensuite facilities.

ENSUITE 5' 7" x 5' 7" (1.71m x 1.71m) Accessed via master bedroom having tiled walls and flooring, equipped with a luxury 'shower cabin', low level wc, radiator, frosted glass window and sink.

BEDROOM TWO 13' 3" x 11' 4" (4.06m x 3.46m) A well appointed second double bedroom with front and side aspects views from two windows, wood effect flooring, radiator, power points and fitted wardrobes and storage units.

BEDROOM THREE 8' 11" x 8' 0" (2.74m x 2.45m) Fabulous third bedroom with fitted wardrobes with rear aspect view, wood effect laminate floor and radiator.

BATHROOM 8' 10" x 4' 10" (2.70m x 1.48m) Beautifully appointed bathroom with a feature roll top clawed bath, matching sink, radiator, frosted glass window, built in cupboards, contemporary tiled floor and tiled walls. Access to the loft is via the bathroom.

WC 3' 8" x 3' 2" (1.14m x 0.98m) Separate WC with contemporary tiled floor with frosted glass with side aspect and radiator.

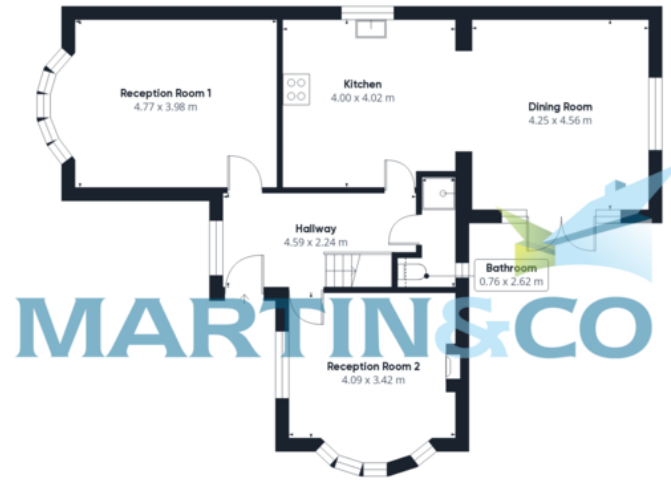
GARAGE A great sized garage providing ample storage, electricity, water access and an abundance of storage space.

OUTSIDE The front approach is set back from the road which is gated with a block paved 'in and out' driveway providing ample space for off road parking for a number of cars and further access into the garage for secure storage. The rear garden is attractive in design, being mostly laid to lawn with a feature fish pond and ample patio seating and entertaining area, a vast array of decorative borders with established shrubs and plants. The rear garden provides a perfect space for family and entertaining.



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Floor 1



Floor 2



Approximate total area⁽¹⁾

137.25 m²

Reduced headroom

0.13 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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