



## 9 Chartmount Way

Gateacre, Liverpool, L25 5LB

Offers over **£575,000**



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Abode are delighted to offer for sale this TRULY STUNNING five bedroom DETACHED family home situated in a highly sought after L25 location. Just a stone's throw from Gateacre village and with a number of top quality schools in the area and excellent transport links at close hand, Chartmount Way has everything to offer the potential buyer.

The property itself briefly comprises an entrance porch, hallway, downstairs cloaks, spacious front lounge, study room/snug, open plan kitchen/dining & family room and utility room all to the ground floor. To the first floor there are five bedrooms, contemporary shower room, family bathroom & ensuite shower room.

Outside there is a beautifully landscaped and secluded rear garden & to the front there is a driveway to provide off road parking. CALL NOW FOR AN EARLY VIEWING.



### Entrance Porch

Doors opening to front aspect. Opening to:

### Hallway

Door to front aspect. Radiator. Opening to:

### Downstairs Cloaks

Low level WC. Wash hand basin.

### Front Lounge

UPVC Double Glazed window to front aspect. Radiator. Inset wood burning stove.

### Family Room

Central room with radiator and fitted units co-ordinating with the kitchen.

### Study Room

UPVC Double Glazed window to side aspect. Radiator.

### Open Plan Kitchen/Dining Room

Aluminium bi-folding doors opening to rear garden. UPVC Double Glazed windows to rear & side aspect. Vaulted ceiling with Velux skylights. An extensive range of contemporary wall and base units, in 'cashmere' gloss finish. Two integrated single ovens with warming drawers beneath, integrated dishwasher & induction hob. Quartz worktop with sink and drainer & Insinkerator hot water tap. Luvanto flooring.

### Utility Room

Plumbing for washing machine. Towel rail. Wall and base units. Door to garage/storage room. Space for vented tumble dryer. Condensing boiler.

### Landing

Pull down ladder to partially boarded loft space with rooflight window. Opening to:

### Master Bedroom

UPVC Double Glazed window to front aspect. Radiator. Fitted wardrobes. Opening to:

### Ensuite Shower Room

Low level WC. Wash hand basin. Walk in shower unit with thermostatic pumped shower. Towel rail.

### Bedroom Two

UPVC Double Glazed window to front aspect. Fitted wardrobes. Radiator.

### Shower Room

Walk in shower unit with thermostatic pumped shower. Wash hand basin. Low level WC.

### Bedroom Three

UPVC Double Glazed window to rear aspect. Radiator.

### Bedroom Four

UPVC Double Glazed window to rear aspect. Radiator.

### Bedroom Five

UPVC Double Glazed window to front aspect. Hot water cylinder in airing cupboard with shelves above. Radiator.

### Family Bathroom

UPVC Double Glazed window to rear aspect. Low level WC. Wash hand basin. Walk in shower unit with thermostatic pumped shower. Panelled bath.

### Rear Garden

Laid to lawn with mature borders. Patio area with built in seating. Pergola with porcelain tiles. Shed with power and yard area behind with extra log store. Outside lighting. Outside tap.

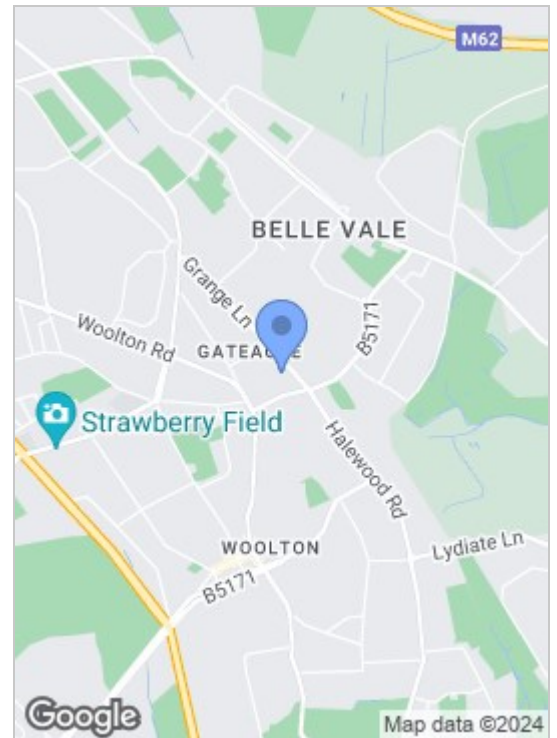
### Front Garden

Driveway to provide off road parking for several cars.

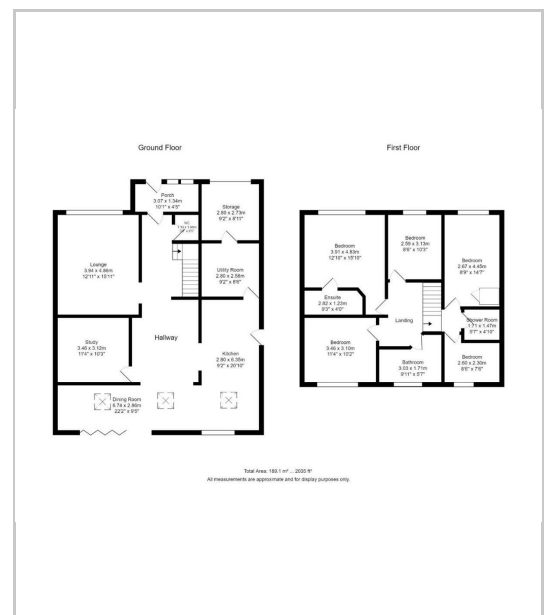
### Garage

Power and lighting.

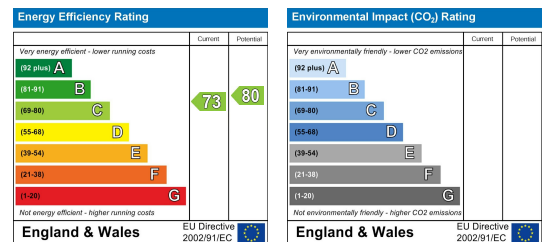
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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