



The Old Quarry, Woolton, Liverpool, L25 6LF

- Five Bedroom Detached Family Residence
- Three Inviting Reception Rooms
- Utility Room & Downstairs WC
- En Suite to Master & Family Bathroom Suite
- Available for Sale with No Onward Chain
- Open Plan Kitchen Diner
- Five Well Presented & Proportioned Bedrooms
- Parking, Double Garage & Landscaped Rear Garden



£650,000

















Description

Situated within the highly desirable "The Old Quarry" stands proudly this lovely five bedroom detached family home, arriving at the sales market courtesy of appointed agents, Move Residential. Located within the heart of Woolton Village, the property is available for sale with no onward chain and enjoys a clean and contemporary design throughout, proving to be an ideal purchase for a growing family looking to upsize in one of South Liverpool's most sought after suburbs. Boasting a substantial and attractive frontage, you are greeted into the property to a grand entrance hallway which immediately sets the precedent for the remaining accommodation and showcases a lovely return staircase that leads to the first floor. The home enjoys three reception rooms, comprising of; a bright and spacious family lounge - perfect for welcoming guests and relaxing with family, a secondary sitting room and a snug reception which could be utilised as an office space/study or playroom. At the heart of the home is the modern fitted kitchen diner which offers the perfect space for family mealtimes and entertaining guests. The kitchen is complete with a range of wall and base units with complementing work tops, an integrated gas hob and oven and plentiful work surface space. Completing the ground floor is a convenient utility room and downstairs WC. The tour of the home continues to impress as you ascend to the first floor via a fabulous galleried landing, where you will find four generously sized and well presented double bedrooms - one of which benefits from a private en suite shower room, a single bedroom which is currently utilised as a walk in wardrobe and a contemporary style, fully tiled three piece family bathroom suite. Externally, to the front of the property, a smartly flagged driveway provides off road parking with a double garage offering additional storage space; whilst to the rear elevation, there is a beautifully landscaped laid to lawn garden which enjoys a sunny aspect and a paved patio area, ideal for alfresco dining. Further benefits to the property include double glazing and gas central heating throughout.

Location

Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants and the charming Woolton Picture House cinema. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.

Porch - UPVC double glazed French doors to front aspect.

Entrance Hall - Wood framed single glazed door to front aspect, wood laminate flooring, radiator.

Reception One - 18' 1" x 14' 7" (5.50m x 4.45m)

UPVC double glazed window to front aspect, gas fire and surround.

Reception Two - 14' 3" x 10' 4" (4.3347m x 3.16m)

UPVC double glazed window to front aspect, radiator.

Snug/Office - 11' 4" x 7' 8" (3.45m x 2.33m)

UPVC double glazed window to front aspect, radiator.

WC - WC, wash basin.

Kitchen Diner - 19' 8" x 12' 2" (5.991m x 3.717m)

UPVC double glazed window to rear aspect x2, radiator, mix of wall base units, sink and drainer, gas hob.

Utility Room - 5' 10" x 12' 4" (1.772m x 3.75m)

Mix of wall and base units, sink and drainer, radiator, door to garage.

Bedroom One - 14' 7" x 11' 8" (4.45m x 3.55m)

UPVC double glazed French doors to front aspect, radiator.

En Suite - 5' 10" x 10' 8" (1.778m x 3.25m)

Shower cubicle, WC, wash basin, fully tiled, radiator.

Bedroom Two - 11' 4" x 10' 0" (3.45m x 3.06m)

UPVC double glazed window to front aspect, radiator.

Bathroom - 9' 4" x 8' 3" (2.85m x 2.52m)

UPVC double glazed window to side aspect, WC, wash basin, bath, fully tiled, radiator.

Bedroom Three - 9' 6" x 12' 0" (2.890m x 3.648m)

UPVC double glazed window to rear aspect, radiator, wood laminate flooring.

Bedroom Four / Walk in Wardrobe - 6' 7" x 13' 10" (1.995m x 4.210m)

UPVC double glazed window to rear aspect, radiator, fitted wardrobes.

Bedroom Five - 10' 9" x 11' 1" (3.267m x 3.380m)

UPVC double glazed window to rear aspect, radiator, wood laminate flooring.

Front Garden - Double driveway, double garage.

Rear Garden - Laid to lawn garden, patio.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.