



Birch Hill Mews, Woolton, Liverpool, L25 7YN

- Three Bedroom L-Shaped Detached Mews Property
- Set Behind Secure Electric Gates
- Utility Room & Ground Floor WC
- En Suite to Master & Family Bathroom Suite
- Highly Desirable Location
- Inviting Family Lounge & Large Kitchen Diner
- Three Generously Sized & Well Presented Bedrooms
- Delightful Front Patio & Garden Area



Offers in Excess of £490,000

















Description

Move Residential is delighted to showcase for sale this stunning three bedroom L-shaped detached mews property, perfectly located within the highly desirable Birch Hill Mews development off School Lane in Woolton, L25. This delightful property is set behind secure electric gates accessed via fob, and upon approach you are met with a delightful front patio garden area alongside off road parking for two vehicles. Upon entering the property, you are greeted to a welcoming entrance hallway which provides access to a bright and spacious family lounge with an eye catching feature fireplace and surround. Furthermore, there is a large bespoke fitted kitchen and diner which is fully equipped with a range of wall and base units with complementing work tops, an integrated gas hob and oven with space for freestanding appliances, and plentiful work surface space. Offering a dedicated space for a formal dining table, this wonderful kitchen diner is perfect for family mealtimes and entertaining guests. Completing the ground floor is a convenient utility room and a downstairs WC/cloakroom. As you ascend to the first floor, guided by the inviting brightness of a well-lit landing adorned with skylights, you'll encounter the master bedroom suite. This fabulous space grants entry to two separate walk in wardrobes and a private en suite shower room. Additionally, you will discover two more elegantly presented and well proportioned double bedrooms - one of which features custom built fitted wardrobes. Completing this level is a fully tiled three piece family bathroom suite.

Location

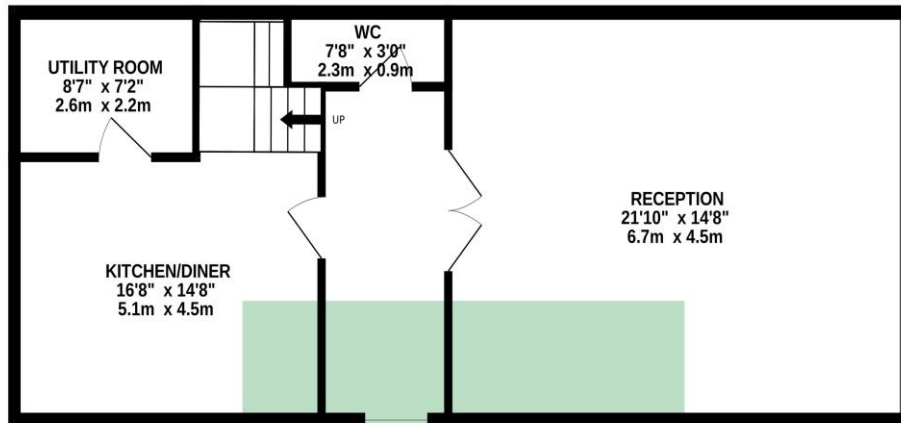
Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton 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 St Julies Catholic High School, Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Primary schools in the area include Bishop Martin & Much Woolton. 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.

EPC

To follow.

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.