



## Orient Drive, Woolton, Liverpool, L25 5NY

- Three Bedroom Semi Detached Dormer Bungalow
- Set on and Expansive Plot with Off Road Parking
- Substantial Modern Kitchen & Ground Floor Bathroom
- Landscaped Rear Garden with Outhouse & Patio
- Highly Desirable & Affluent Location - Close to Amenities
- Inviting Lounge & Formal Dining Room (Bedroom 3)
- Double Bedroom with En Suite Shower Room
- Double Glazing & Gas Central Heating



£375,000

















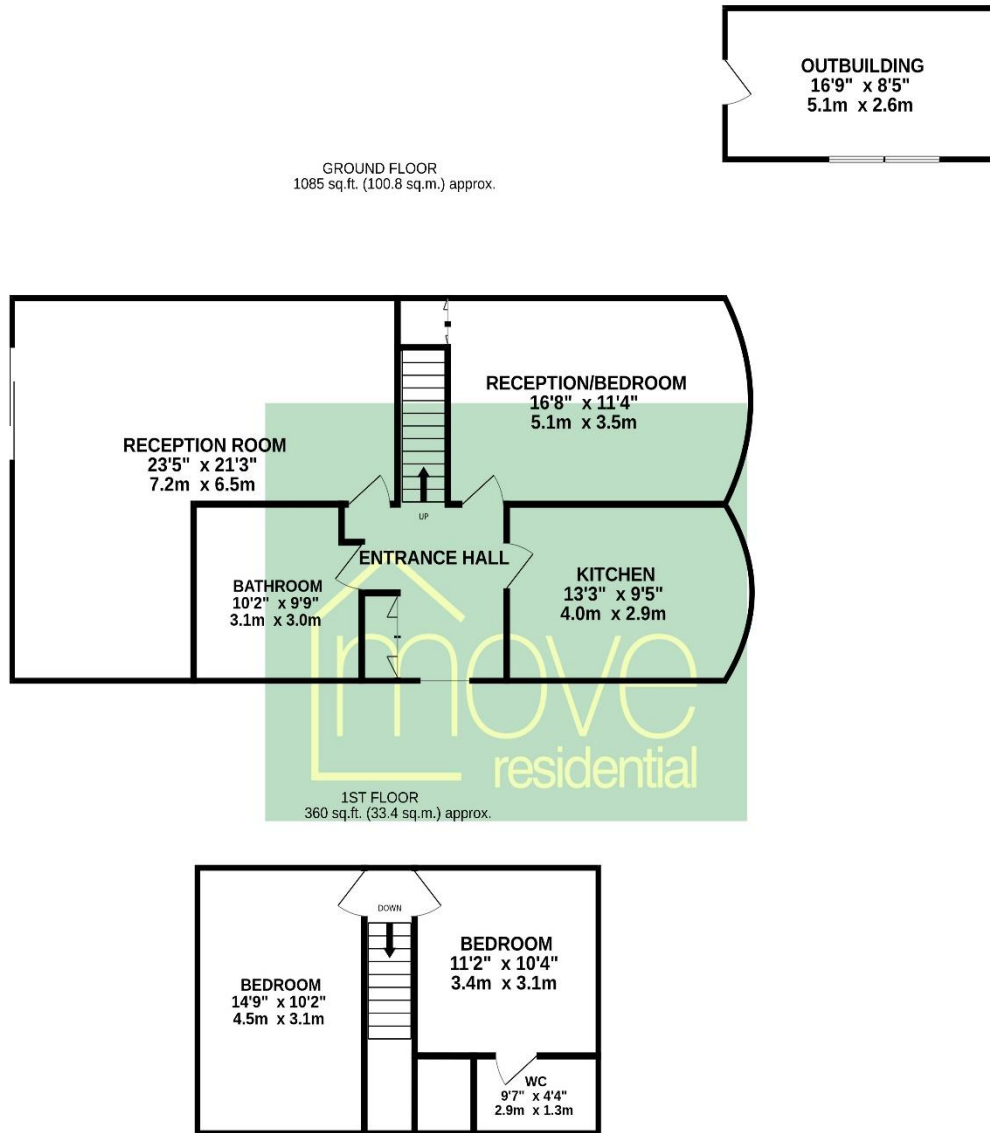
## **Description**

Move Residential is pleased to offer for sale this three bedroom semi detached dormer bungalow, located on Orient Drive in the ever popular and desirable suburb of Woolton, L25. An ideal purchase for someone looking to downsize in one of South Liverpool's most sought after locations, the property briefly comprises; a welcoming entrance hallway, an inviting family lounge, a formal dining room (bedroom 3), a substantial modern fitted kitchen, and a ground floor bathroom suite. To the first floor, you will find two generously sized double bedrooms - one of which benefits from private en suite facilities. Externally, to the front of the property, off road parking is provided; whilst to the rear, there is an expansive rear garden with a patio area for alfresco dining and an outhouse. Further benefits to the property include double glazing and gas central heating throughout.

## **Location**

Slightly further out from the 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.

## Floorplan



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.

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.