



Maltese Cross Close, Woolton, L25 7BH

- Spectacular Four Bedroom Detached Property
- Impeccably Presented & Finished to High Standard
- Impressive & Elegant Open Plan Kitchen Diner
- Two Ensuite Shower Rooms & Luxury Family Bathroom
- Located in the Highly Desirable Area of Woolton
- Entrance Hall, Separate Lounge, WC & Utility Room
- Four Spacious & Well Presented Double Bedrooms
- Garden to Rear, Driveway and Garage to Front



Offers Over £825,000







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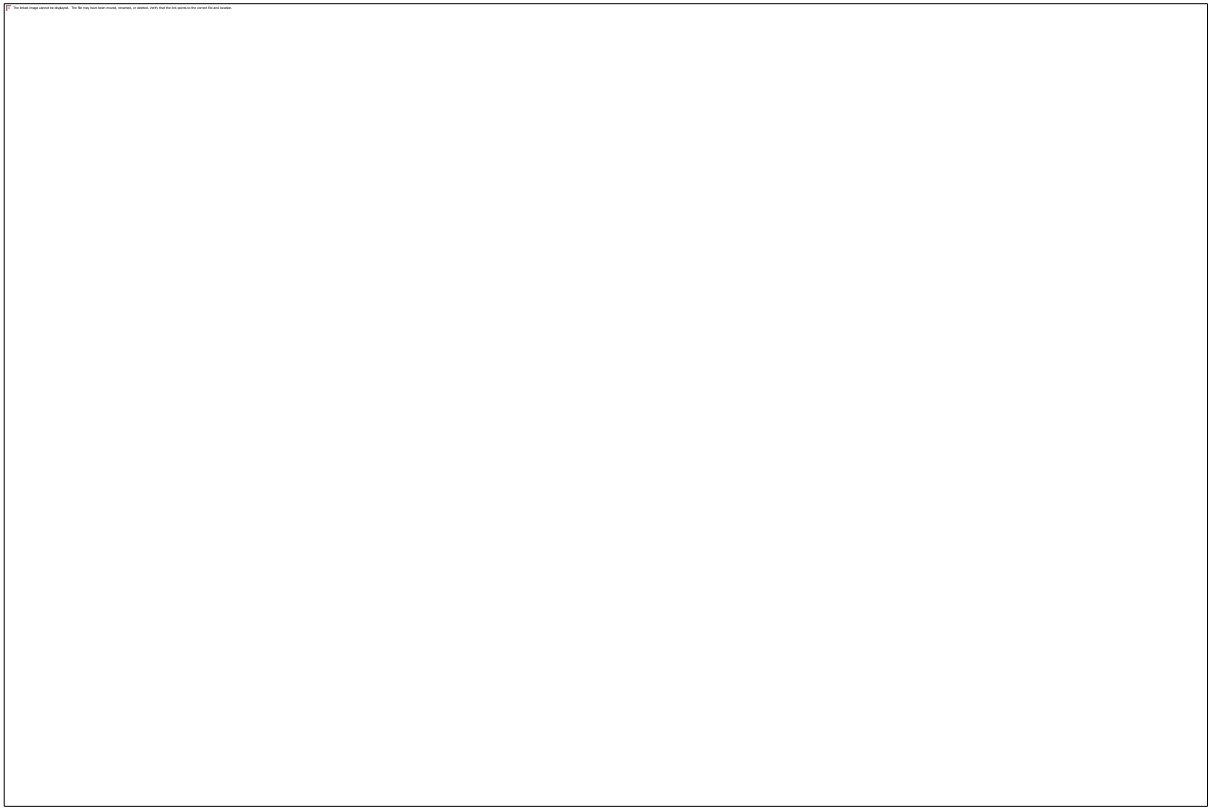


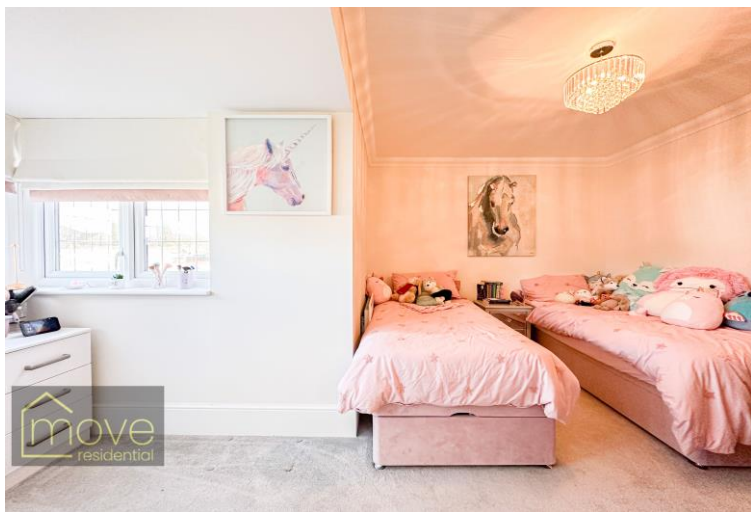
















Description

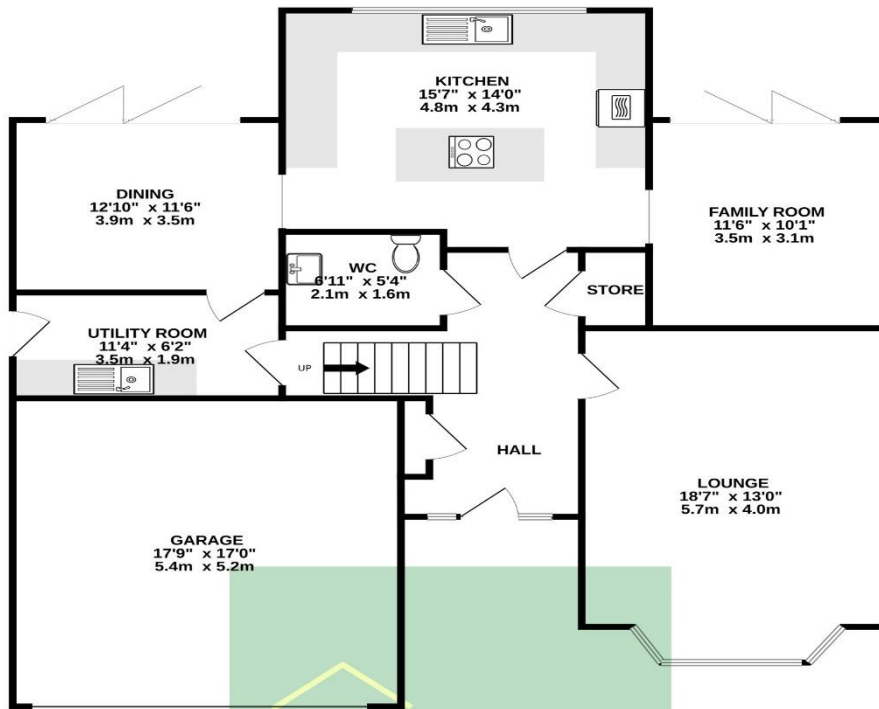
Standing proudly on Maltese Cross Close in the highly desirable and sought after area of Woolton, L25, is this spectacular four-bedroom detached family residence, introduced to the sales market by Move Residential. This modern home enjoys an attractive frontage and is situated on a generous plot, ideally located in a quiet cul-de-sac. Impeccably presented and finished to the very highest standard, this property promises to provide the perfect forever home for a lucky family. A bright and inviting entrance hall greets you into the property, leading through to the spacious and welcoming lounge, bathed in natural light courtesy of the large bay window. Finished in a tasteful décor with an eye-catching fireplace at the heart, this room exudes both comfort and luxury. The stunning open plan kitchen diner is sure to amaze and provides the perfect setting for both family mealtimes and entertaining guests. The kitchen has a timeless elegance, with a range of stylish base and wall units, complementary worktops providing plentiful surface space, sleek integrated appliances, and an exquisite island at the centre. The delightfully presented dining area boasts bi-fold doors offering idyllic views and access out to the neatly manicured rear garden. Completing the ground floor is a convenient WC and separate utility room. The first floor continues to impress, offering a gallery landing along with four generously sized and immaculate double bedrooms, two of which benefit from ensuite shower room facilities. Concluding the interior of the property is a luxurious contemporary style family bathroom suite. Externally, the property is further enhanced by the grounds which surround it. To the rear there is an expansive garden consisting of a beautifully maintained lawn as well as a substantial patio area, offering an ideal spot for al fresco dining and outdoor entertaining. To the front there is a lovely landscaped garden area and a smartly paved driveway providing ample off road parking, as well as a substantial garage accommodating additional storage space. A viewing of this fabulous property is highly recommended to appreciate the exceptionally high standard and generous living proportions this home has to offer

Location

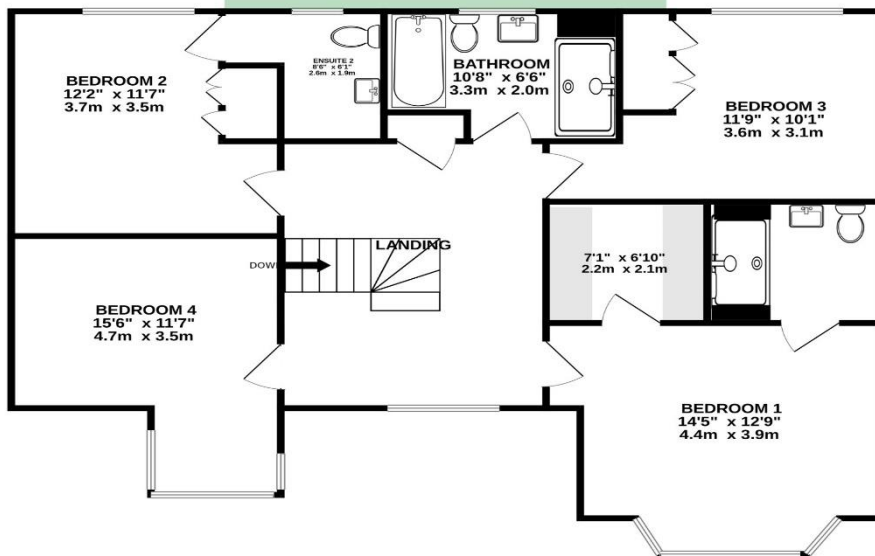
Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced 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 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.

Floor Plan

GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 2116 sq.ft. (196.6 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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EPC

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	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.