

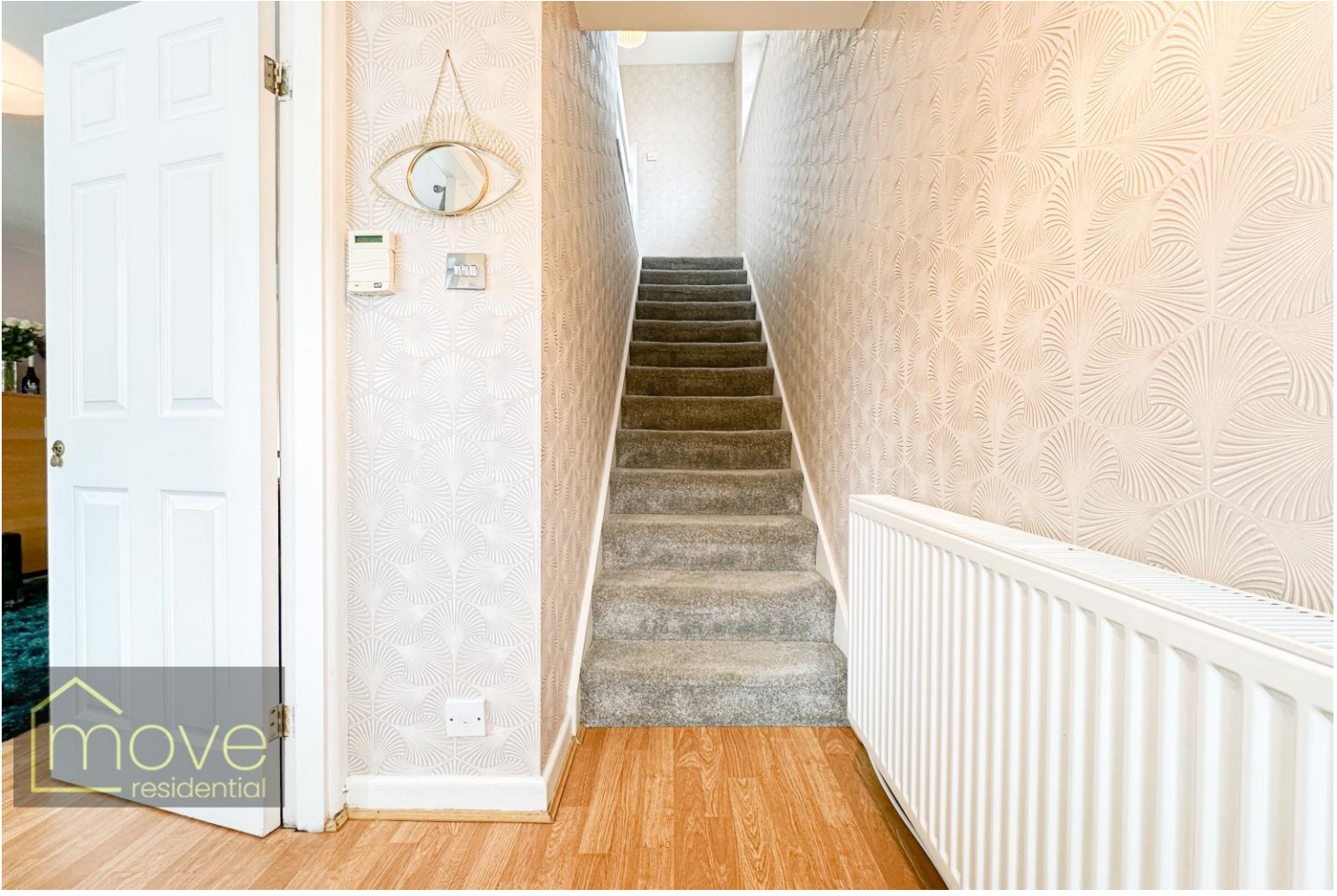


Lydiate Lane, Woolton, L25 9RZ

- Delightful Three Bedroom Detached Property
- Spacious & Impeccably Presented Throughout
- Stylish Modern Fitted Kitchen & Dining Area
- Contemporary Style Three Piece Bathroom Suite
- Located in Highly Desirable Area of Woolton
- Entrance Hall & Welcoming Reception Room
- Two Double Bedrooms and Large Single Room
- Landscaped Garden to Rear & Driveway to Front



£275,000

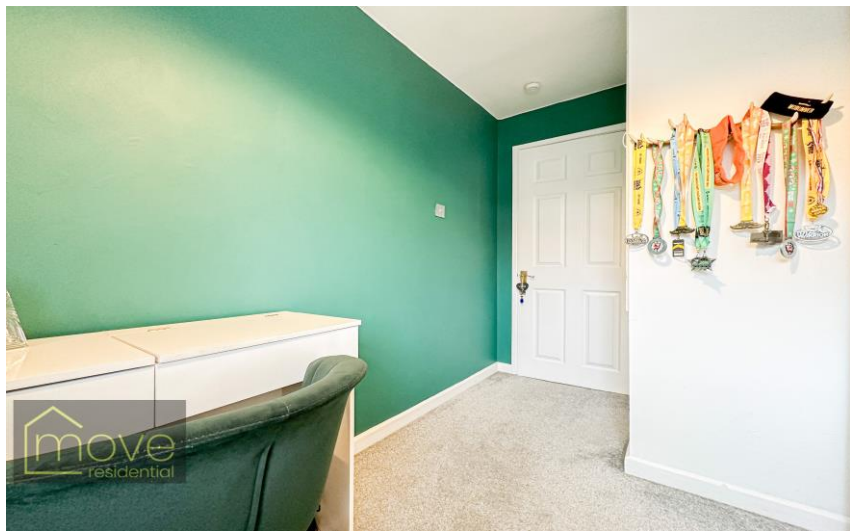


move
residential



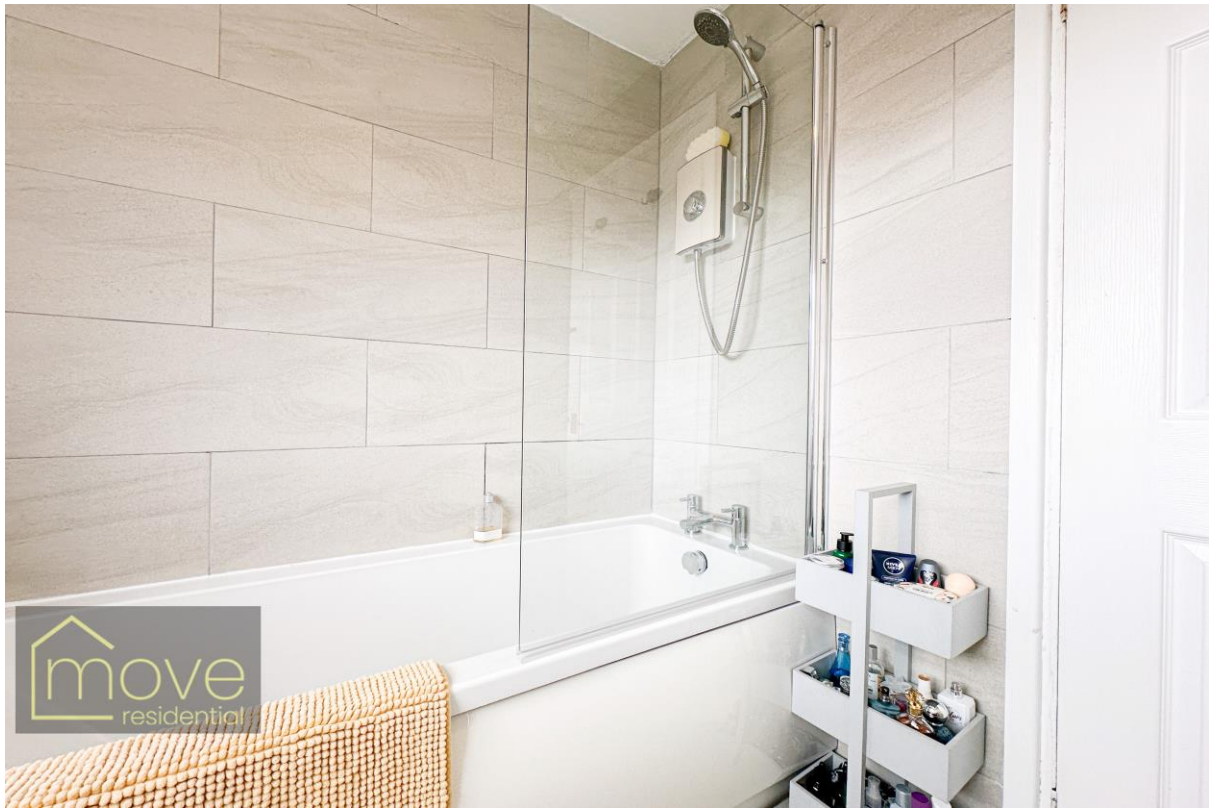














Description

Move Residential are thrilled to introduce to the sales market this delightful three bedroom detached family home located on Lydiate Lane in the highly sought after area of Woolton, L25. The property offers generous living proportions and immaculately presented interiors throughout, promising to be the perfect future home for a lucky buyer. You are greeted into the property by a welcoming entrance hall which guides you through to a spacious reception room that is both stylish and welcoming, awash with natural light courtesy of the bay window and boasting an eye-catching feature fireplace. This leads seamlessly into the kitchen diner where the tasteful décor continues, providing the perfect setting for family mealtimes and entertaining guests. The modern kitchen features a range of sleek fitted base and wall units, complementary worktops and integrated appliances. There is ample room for a large dining table ideally positioned in front of the French doors where views and access out to the rear garden can be enjoyed. Ascending to the first floor, you will find two bright and spacious double bedrooms along with a well-proportioned single bedroom, all finished to a high standard. Completing the interior of the property is a contemporary style three-piece family bathroom suite, with complementary ceramics to the walls and floor. Externally, the property benefits from a beautifully landscaped rear garden made up of a neatly maintained lawn, patio area and raised decking area, presenting an idyllic spot for al-fresco dining. To the front, a smartly flagged driveway provides off road parking.

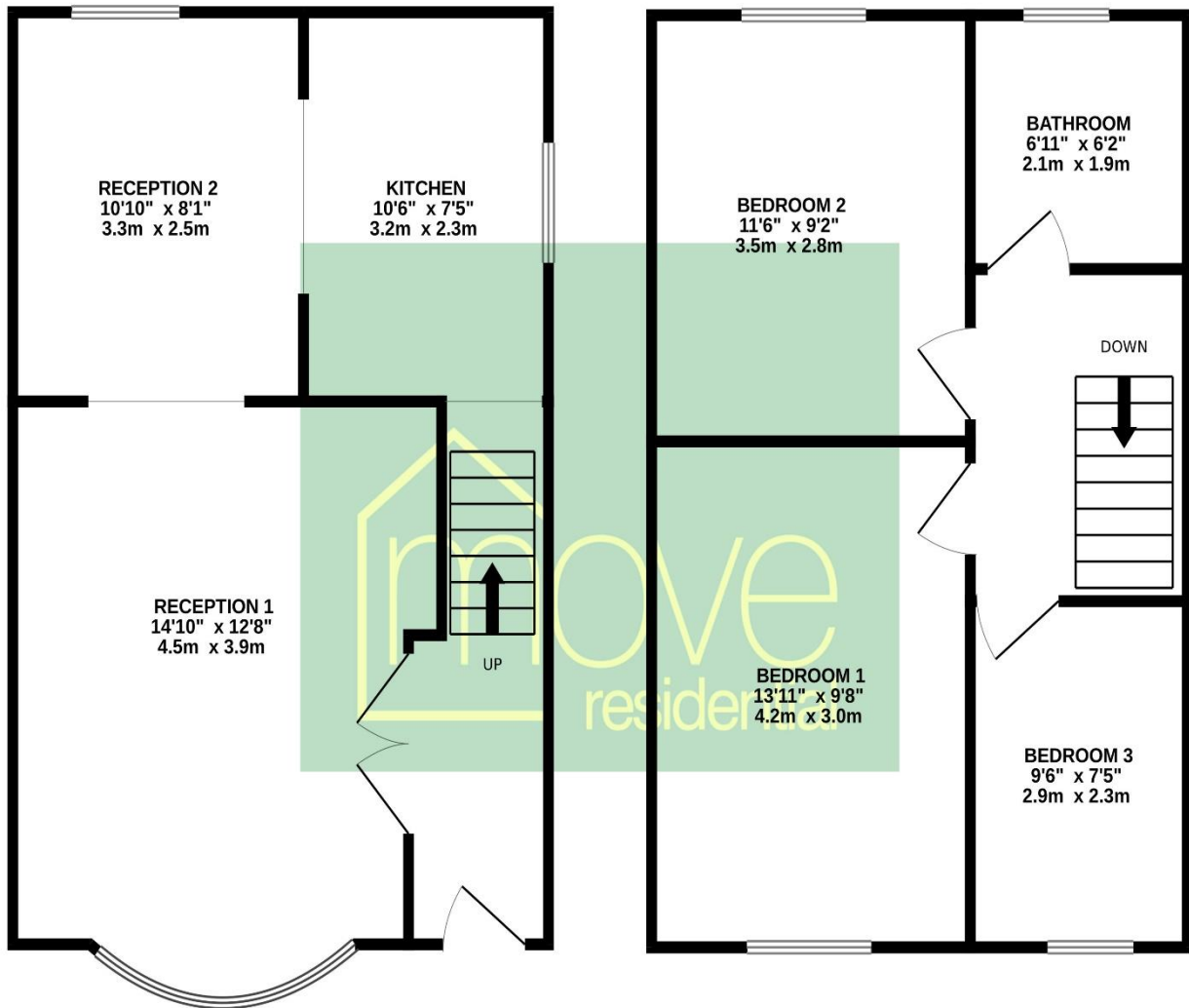
Location

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.

Floor Plan

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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.
Made with Metropix ©2024

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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.