

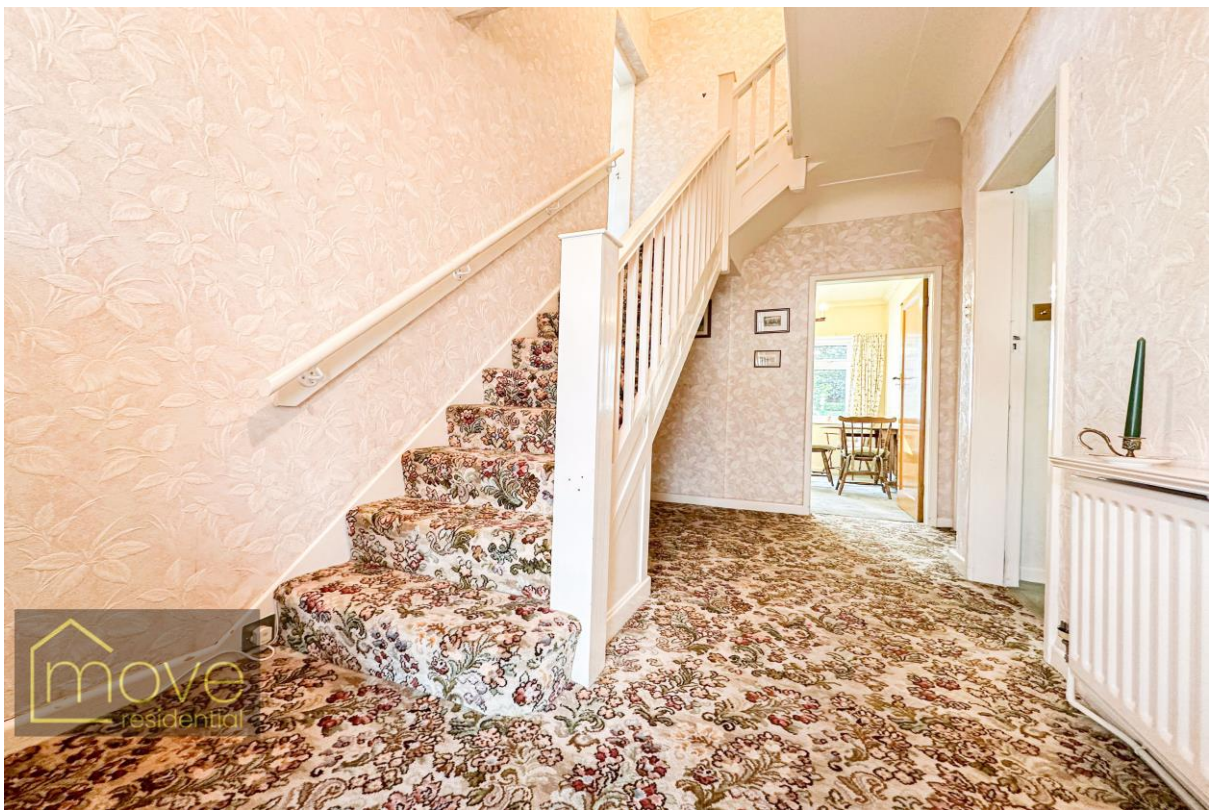


## Willow Green, Woolton, L25 4RR

- Delightful Four Bedroom Semi Detached Property
- Well Maintained Throughout - Bursting with Potential
- Morning Room & Generously Sized Fitted Kitchen
- Family Bathroom Suite & Convenient Separate WC
- Peaceful Cul-De-Sac Location in Desirable Woolton
- Entrance Hall, Spacious Front Lounge & Dining Room
- Three Substantial Double Bedrooms & Single Room
- Lovely Garden to Rear, Driveway & Garage to Front



Offers Over £515,000























## **Description**

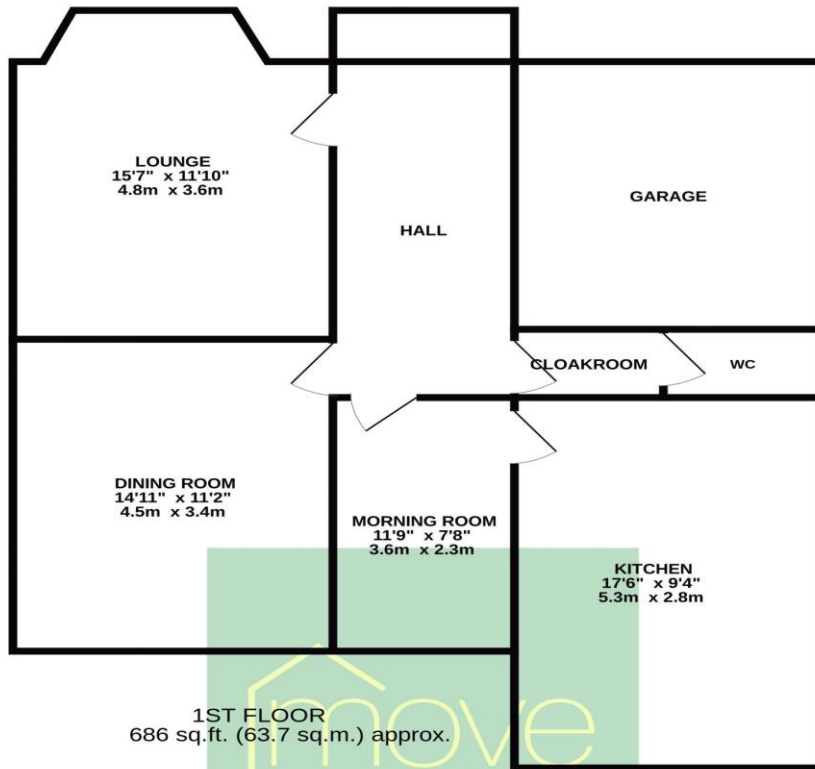
Move Residential are thrilled to welcome to the sales market this delightful four bedroom semi detached home enjoying a peaceful cul-de-sac location on Willow Green, in the highly sought-after area of Woolton, L25. Despite being in need of some modernisation throughout, this property boasts a charming frontage, offering generous and well-maintained living proportions within, bursting with potential, ready and waiting to be purchased by a buyer who is looking to put their own personal stamp on a home. Following through the entrance hall, you are led into the first of three spacious and well-presented reception rooms. The front lounge benefits from a large bay window which floods the room with natural light as well as an eye-catching feature fireplace at the centre. This is followed by the dining room which features sliding doors offering views and access out to the rear garden, illuminating the room in daylight, presenting a perfect setting for enjoying more formal mealtimes or entertaining guests. Completing the ground floor is a morning room which follows seamlessly into the generously sized kitchen, complete with a range of fitted base and wall units and plentiful surface space. To the first floor, you will find three substantial and bright double bedrooms and a well-proportioned single bedroom, along with a family bathroom suite and separate WC. The property further benefits from a lovely rear garden, consisting of a neatly maintained lawn, established greenery borders, and a patio area ideal for al-fresco dining in the warmer months. To the front there is a smartly paved driveway providing off road parking, along with a garage accommodating additional storage space.

## **Location**

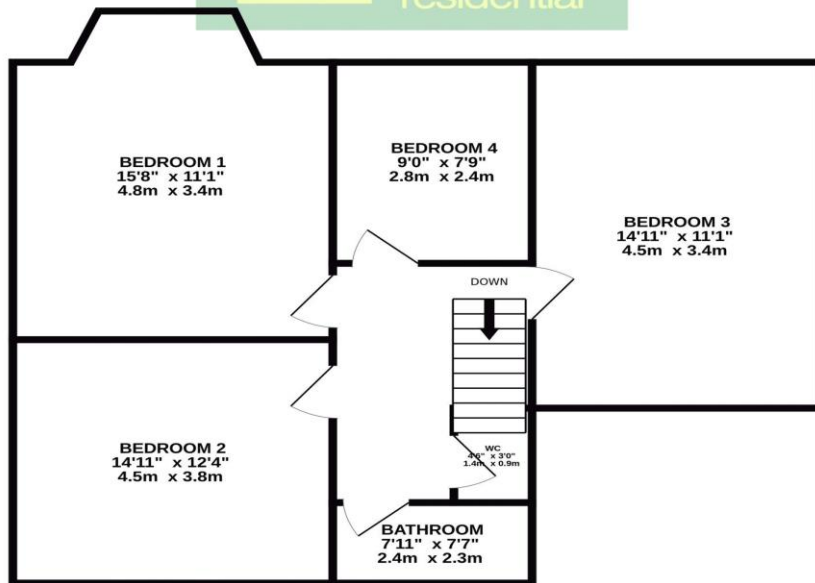
Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced 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**  
962 sq.ft. (89.4 sq.m.) approx.



**1ST FLOOR**  
686 sq.ft. (63.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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		
81-91	B		81 B
69-80	C		
55-68	D	58 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.