



## Leaffield Road, Hunts Cross, L25 0PZ

- Stunning Three Bedroom Semi Detached Property
- Immaculately Presented and Spacious Throughout
- Impressive Kitchen Diner Finished to Top Standard
- Two Double Bedrooms, Single and Shower Room
- Situated in Favoured Residential Area of Hunts Cross
- Porch, Entrance Hall and Welcoming Through Lounge
- Convenient Downstairs Bathroom Suite with Utility
- Delightful Garden to the Rear With Astro Turf Lawn



£255,000



















## **Description**

This stunning three bedroom semi detached home, located in the highly favoured residential area of Hunts Cross, L25, has arrived at the sales market courtesy of appointed agents Move Residential. We are confident that this extended property will make the perfect future home for a lucky family, offering exceptionally generous and immaculately presented living proportions throughout. An inviting entrance hall greets you into the property, leading into a spacious through lounge, which enjoys a bay window to the front and french doors out to the rear garden, bathing the room in natural light. This space has been tastefully decorated and boasts an eye-catching feature fireplace at the centre, creating both a luxurious and welcoming ambiance. The ground floor centres around an open plan kitchen and dining area, which is designed to the highest specification. Complete with a vast array of stylish fitted base and wall units, complementary wood style worktops providing plentiful surface space and sleek integrated appliances, the kitchen is certain to impress. There is a breakfast bar as well as ample room for a dining table, presenting the ideal space to enjoy family mealtimes and entertain guests. Concluding this floor is a convenient contemporary style three-piece family bathroom suite, complete with a utility area. The high quality continues to the first floor, where you will find two generous double bedrooms, along with a well-proportioned single bedroom, all finished to an impeccable standard. Completing the interior of the property is a luxurious fully tiled shower room. Externally, the property further benefits from a delightful landscaped rear garden, featuring an astro-turf lawn, providing the perfect spot for al-fresco dining and entertaining during the warmer months.

## **Location**

Slightly further out from the centre Hunts Cross 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, the charming Woolton Picture House cinema and a library. 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.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan

Awaiting Image.

## 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.