



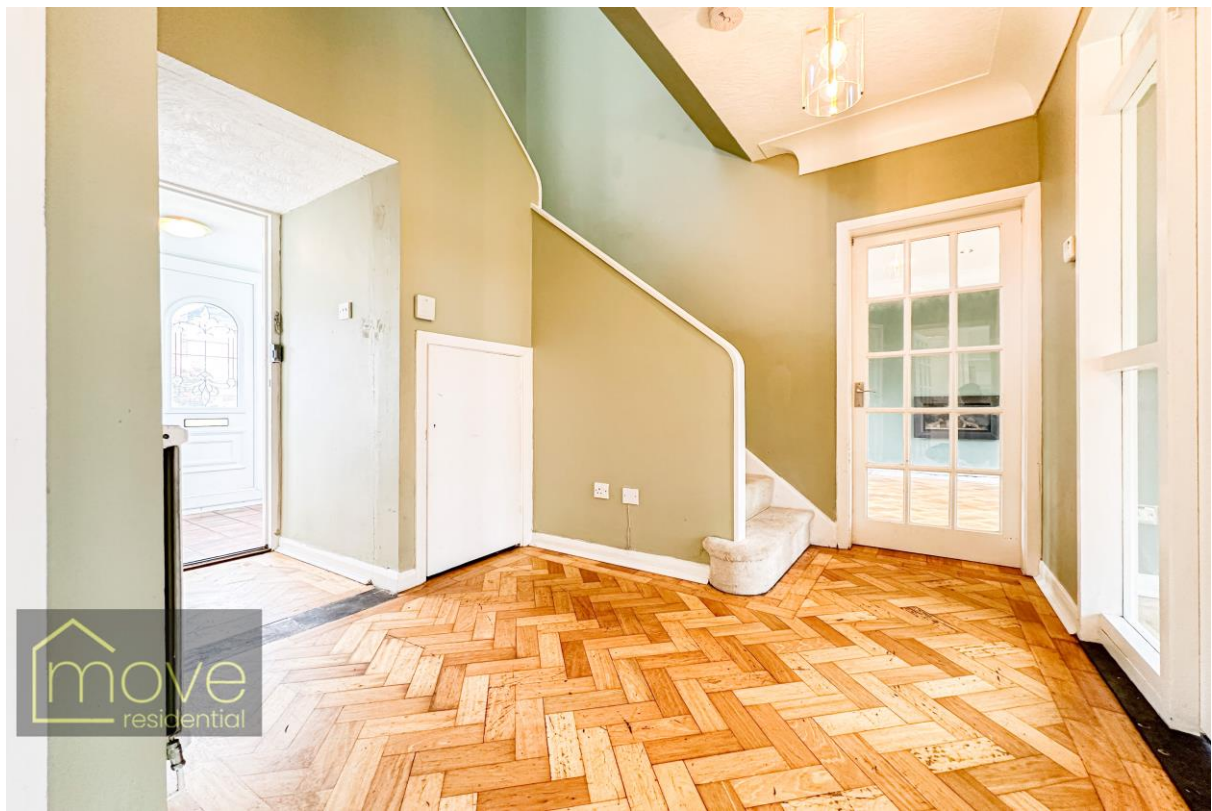
## Rockbourne Avenue, Woolton, L25 4TQ

- Fantastic Five Bedroom Detached Property
- Porch, Hallway & Three Reception Rooms
- Downstairs Bedroom Complete with Ensuite
- Ensuite to Master & Family Bathroom Suite
- Located in Highly Desirable Area of Woolton
- Impressive Open Plan Kitchen Diner & WC
- Four Generously Sized Double Bedrooms
- Delightful Rear Garden, Driveway & Garage



Offers Over £650,000















































## Description

Located in the leafy and historical suburb of Woolton, L25 is this impressive five bedroom detached residence, proudly presented to the sales market by appointed agents, Move Residential. Situated on the highly regarded Rockbourne Avenue, this property occupies a vast plot, offering exceptionally spacious and beautifully presented living proportions throughout, promising to make an enviable future residence for a very lucky family. Upon entering the property, you are greeted by a bright and inviting entrance hall, which boasts stylish parquet flooring, leading through a set of french doors into the central reception room, which is illuminated in daylight courtesy of a large bay window, boasting a charming window seat. This flows seamlessly into spacious main through lounge which enjoys french doors offering views and access out to the lovely rear garden. The parquet flooring continues throughout these two reception areas, and is complemented by a bold and tasteful décor, presenting the ideal social space for family living. Following on from the lounge is the well proportioned fifth bedroom, complete with a fully tiled en-suite shower room. Turning left from the entrance hall, you will find the impressive open plan kitchen diner, complete with a range of sophisticated base and wall units, complementary worktops offering plentiful surface space and stylish patterned flooring. Offering a breakfast bar ideal for more casual dining, and ample room for a substantial dining table ideally positioned in front of french doors out to the garden, this is the perfect space for enjoying family mealtimes and entertaining guests. Following the kitchen is the third reception room which would make a delightful formal dining room, and completing the ground floor is a convenient WC. Continuing to impress, the first floor offers an extremely generous and immaculately presented master bedroom, complete with a range of elegant fitted wardrobes and complementary wall panelling. This room also enjoys the added luxury of a deluxe four-piece ensuite bathroom, featuring a fabulous claw-foot bathtub. There are three more well-proportioned double bedrooms, all finished to a high standard and receiving plenty of natural light. Concluding the interior of the property is a contemporary style three piece family bathroom suite. Externally, the property enjoys an expansive rear garden which benefits from being relatively unoverlooked, presenting a brilliant outdoor space for the whole family to enjoy. The garden is made up of a neatly maintained lawn ideal for recreational activities, a patio area perfect for al-fresco dining and entertaining, and a summer house to the far end. To the front is an extensive driveway providing ample off-road parking for three vehicles, as well as a sizable garage accommodating additional storage space. Additionally, there is the exciting potential to further develop the property, as planning permission has been granted for a three meter extension to the rear. This is an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most sought-after locations



## 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.

## EPC

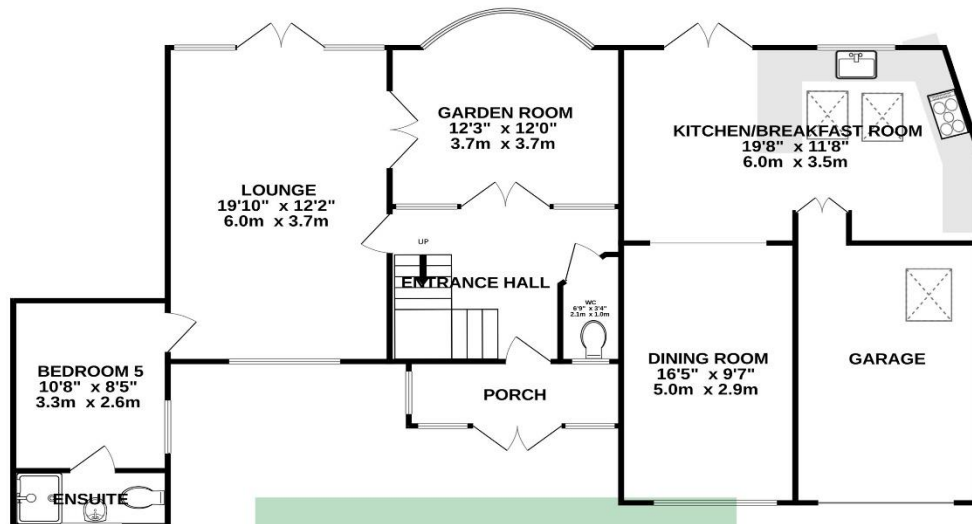
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

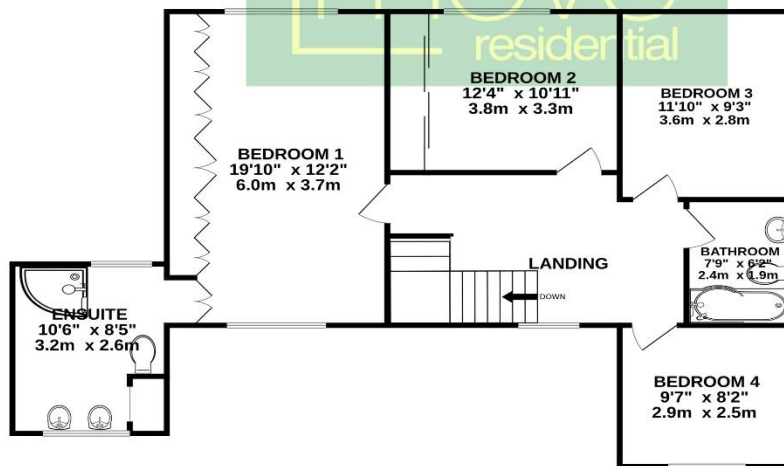
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

## Floor Plan

GROUND FLOOR  
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2102 sq.ft. (195.3 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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