



Wokingham Grove, Huyton, L36 5YX

- Charming Two Bedroom Bungalow
- Modern & Immaculate Throughout
- Modern Kitchen & Conservatory
- Three Piece Family Bathroom Suite
- Located in Popular Area of Huyton
- Entrance Hall & Spacious Lounge
- Two Generous Double Bedrooms
- Lovely Garden, Driveway & Garage



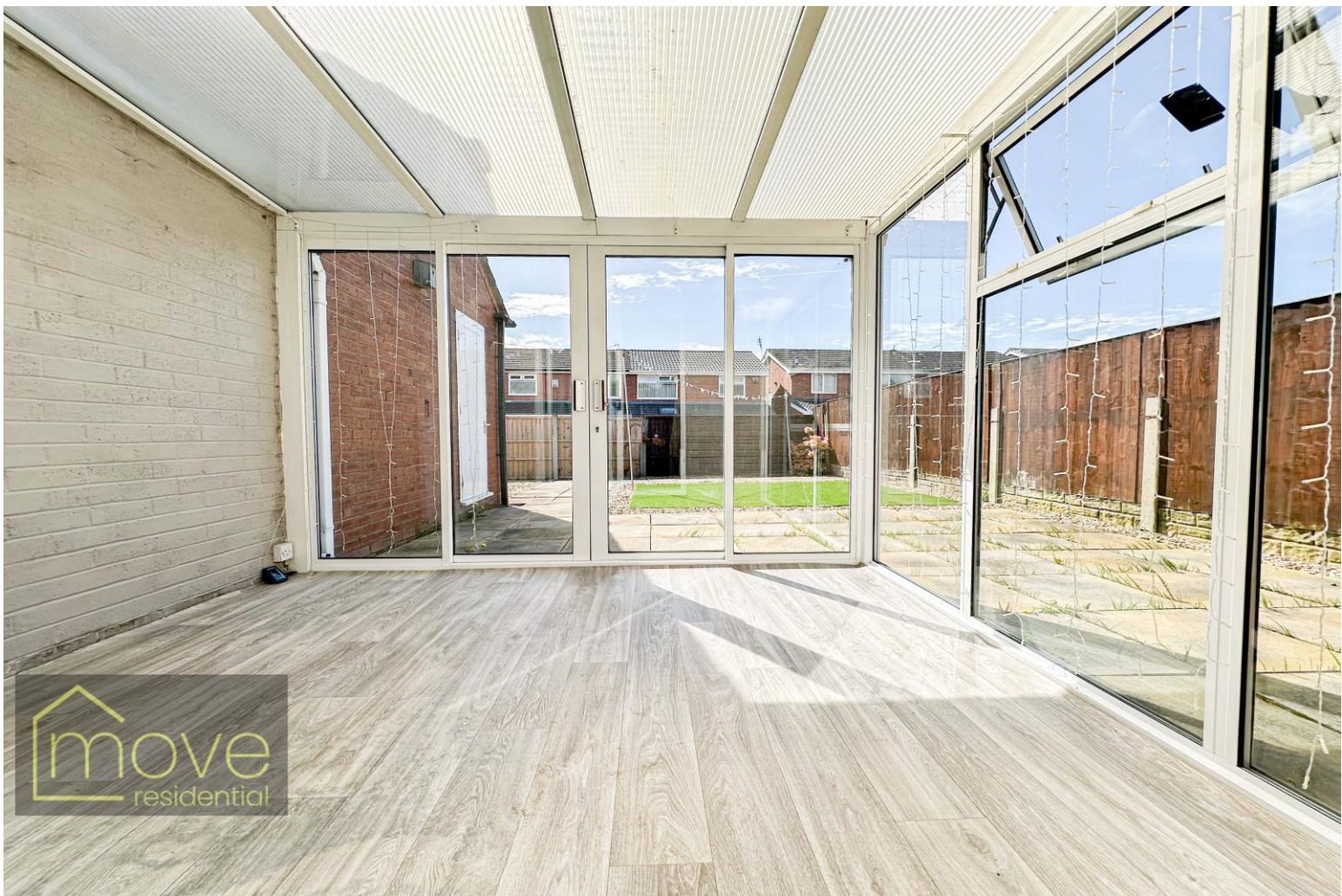
Offers in Excess of £220,000













Description

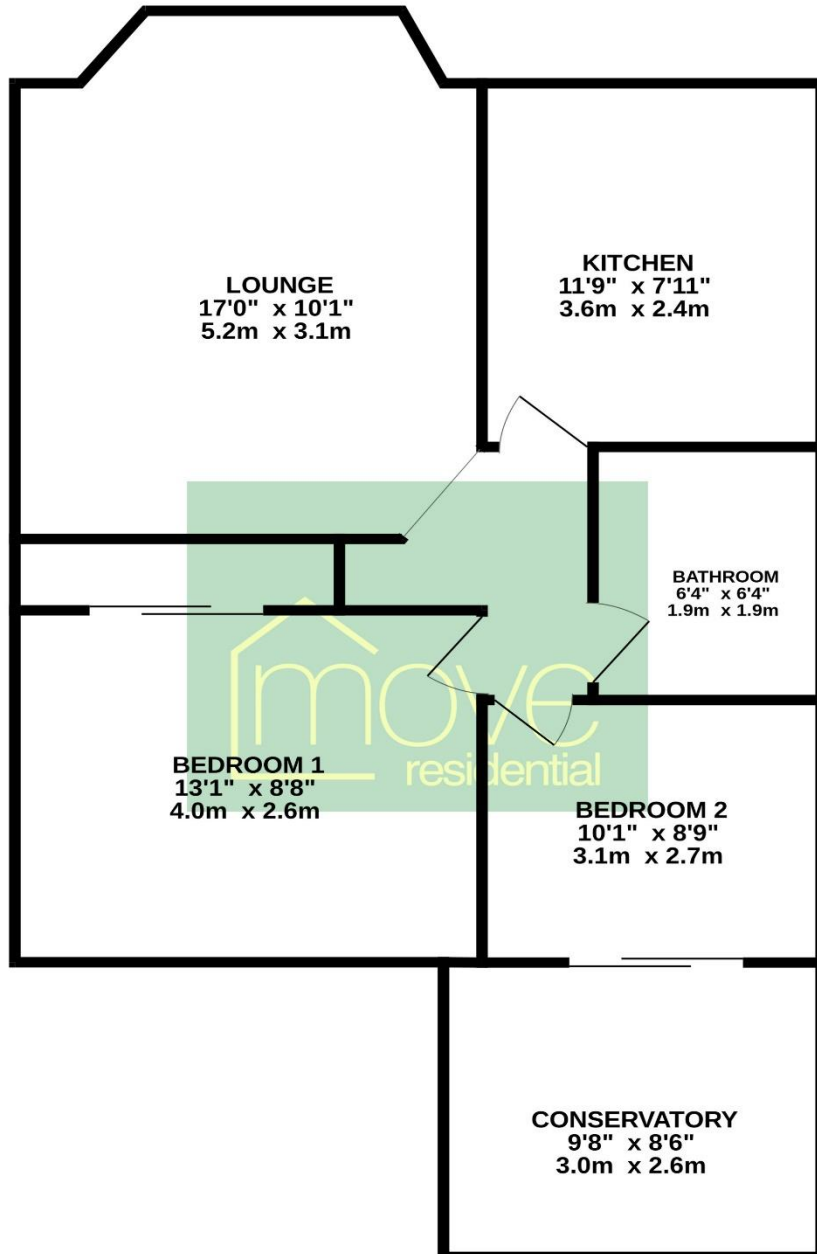
Enjoying a peaceful location on Wokingham Grove in the popular residential area of Huyton, L36, is this charming two bedroom bungalow, introduced to the sales market courtesy of Move Residential. The property is well-proportioned and immaculately presented throughout, promising to make a fabulous future home for those looking to downsize. Following through the entrance hall to the right, you are led into a bright and spacious lounge, awash with natural light courtesy of the large bay window and finished in a tasteful neutral décor with attractive wood-style laminate flooring that features throughout the property. To the left is a modern kitchen complete with fitted base and wall units, complementary worktops offering plentiful surface space, sleek integrated appliances, and stylish subway tile splashbacks. The sleeping accommodation consists of two generously sized double bedrooms, both finished to an excellent standard and receiving plenty of natural light. The second bedroom benefits from sliding doors out to the beautifully maintained conservatory which presents a delightful additional seating area where views of the garden can be enjoyed. Completing the interior of the property is a luxurious contemporary style family bathroom suite. Externally, the lovely rear garden presents an idyllic spot to enjoy al-fresco dining, made up of a low maintenance artificial lawn area, along with a smartly flagged patio and decorative pebbled borders. This home further benefits from a substantial driveway to the front providing off-road parking, as well as a garage offering additional storage space.

Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

Floor Plan

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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		88 B
69-80	C	70 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.