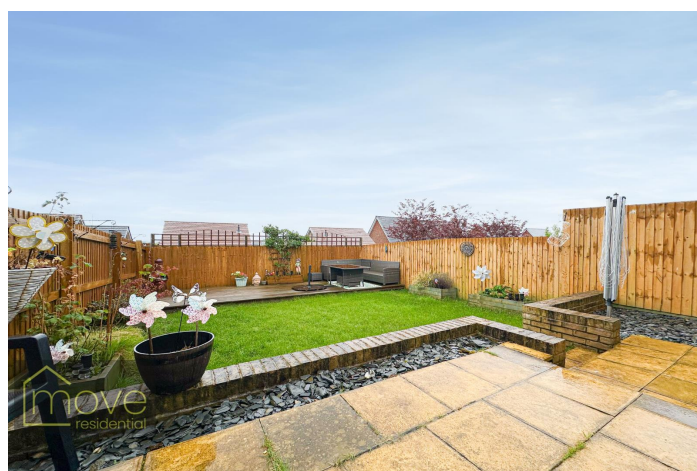




Mountfield Crescent, Woolton, L25 4AE

- Stunning Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Impressive Open Plan Kitchen, Living & Dining Area
- Master Bedroom with Ensuite & Dressing Area
- Located in the Highly Favoured Suburb of Gateacre
- Inviting Entrance Hall & Convenient Downstairs WC
- Two Double Bedrooms & Family Bathroom Suite
- Lovely Garden & Driveway for Off-Road Parking

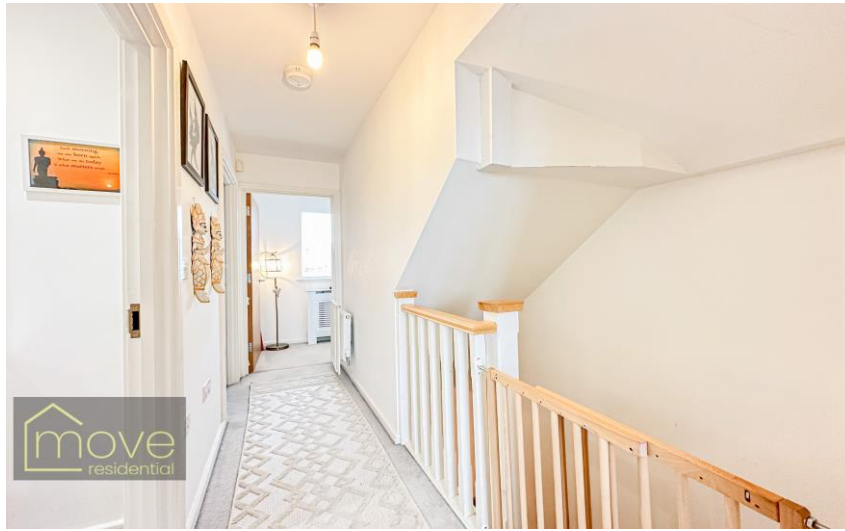


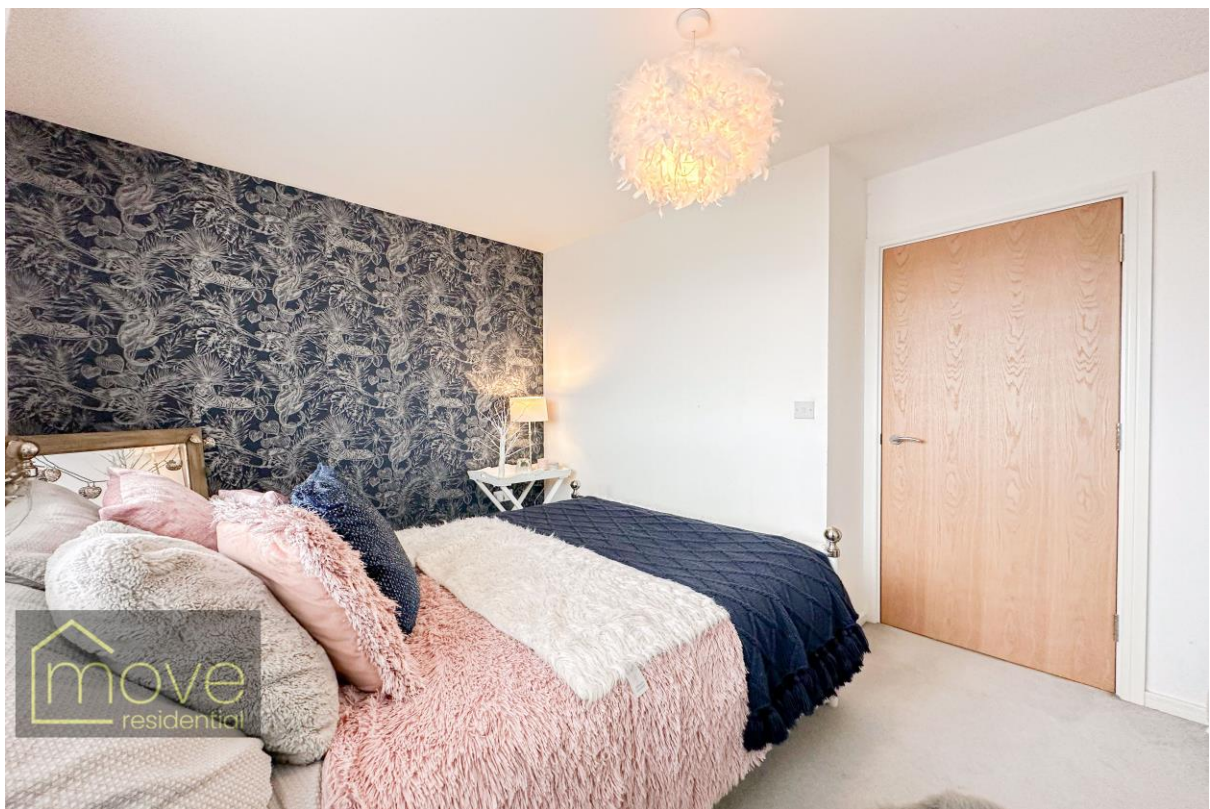
£325,000



















Description

Standing proudly on Mountfield Crescent in the desirable suburb of Gateacre, L25, is this stunning three bedroom semi detached home, welcomed to the sales market courtesy of appointed agents, Move Residential. Boasting an attractive modern frontage, this property offers spacious and beautifully presented living proportions over three floors, certain to make a perfect future home for a lucky family. As you enter the property, you are greeted by an inviting entrance hallway which immediately sets a welcoming tone for the accommodation to follow, leading into an impressive open plan kitchen dining and living area, which presents the ultimate sociable family space. The modern kitchen is complete with an extensive range of stylish fitted base and wall units, complementary worktops offering plentiful surface space, and sleek integrated appliances. The dining and living space is accommodated to the far end of the room, where french doors offer views and access out to the rear garden, and along with the skylights above, bathe the room in natural light. Enjoying an attractive wood-style laminate flooring and tasteful décor, this versatile space provides the perfect setting for enjoying family mealtimes and entertaining guests. Completing the ground floor is a convenient WC. The high quality continues to the first floor, where you will find two substantial double bedrooms, both finished to an excellent standard, along with a contemporary style three-piece family bathroom suite. At the pinnacle of the property, the second floor is home to the fabulous master bedroom, awash with daylight courtesy of feature skylights, and benefitting from the added luxury of an en-suite shower room as well as a dressing area. Externally, the property enjoys a delightfully landscaped rear garden, providing the ultimate outdoor space for the whole household to enjoy, with a neatly maintained lawn for family recreational activities, along with a raised patio and decking area, offering ideal spots for al-fresco dining and entertaining. To the front, this home further benefits from a smartly tarmacked driveway providing off-road parking.

Location

Slightly further out from the city centre, Gateacre 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.

Floor Plan

Awaiting Image.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	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.