

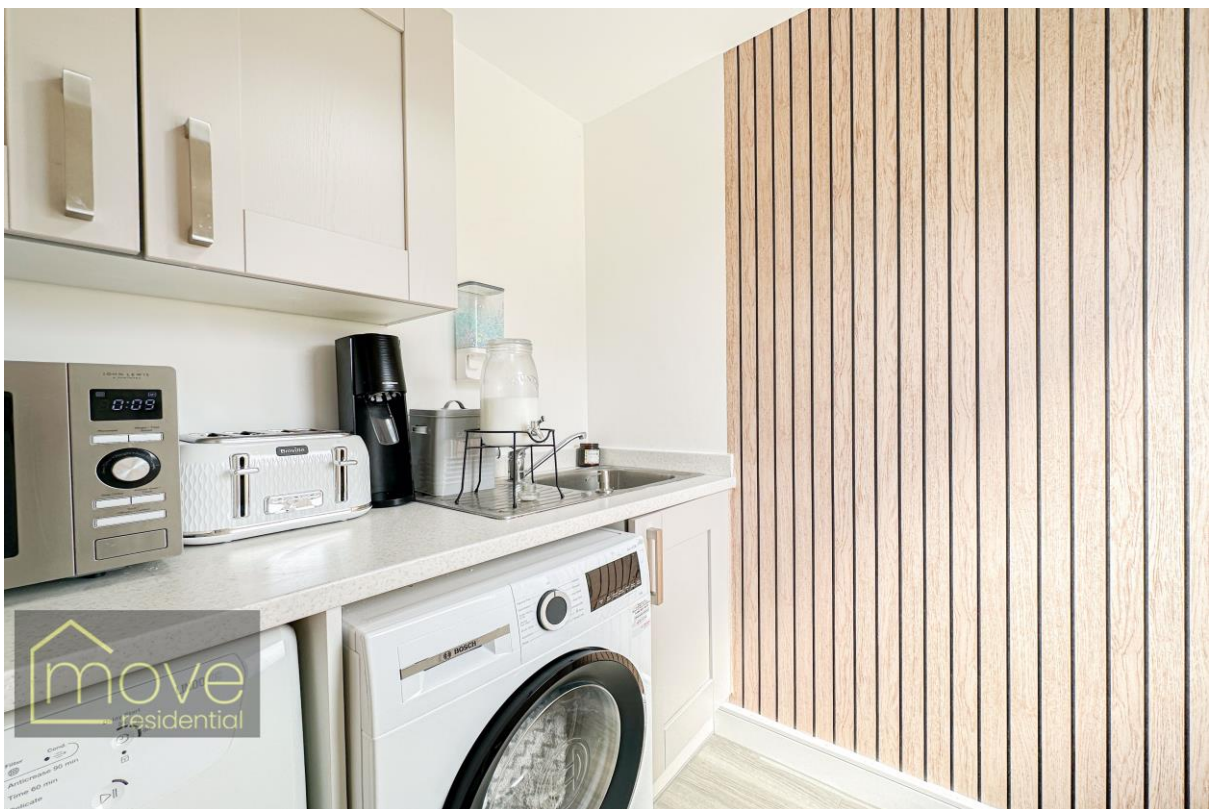


Ashburn Avenue, Gateacre, L25 4AL

- Stunning Five Bedroom Detached Residence
- Finished to Exceptional Standard Throughout
- Stunning Open Kitchen, Dining & Living Area
- Two Ensuites, Main Bathroom & Shower Room
- Located in Highly Favoured Area of Gateacre
- Hallway, Two Reception Rooms, Utility & WC
- Five Bright & Generously Sized Double Rooms
- Delightful Garden to Rear, Driveway & Garage



£800,000









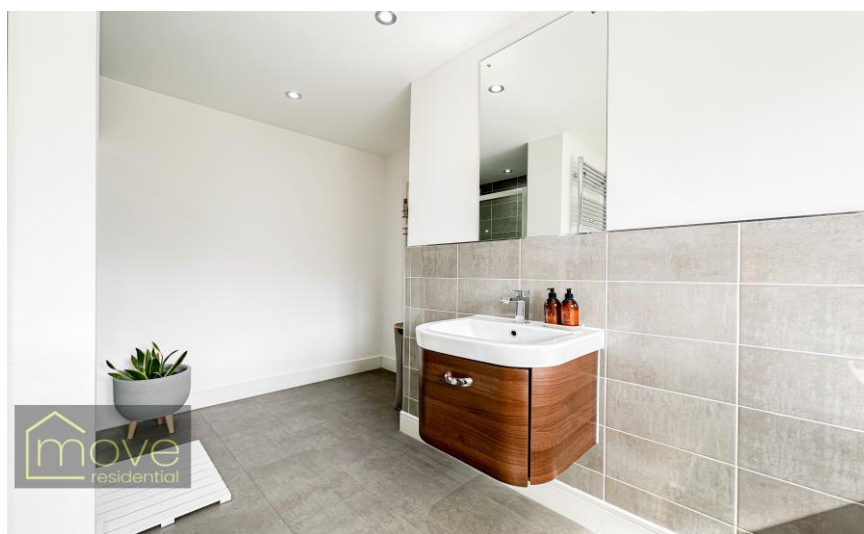




























Description

Standing proudly on Ashburne Avenue in the highly favoured suburb of Gateacre, L25, is this executive five bedroom detached family residence, proudly presented to the sales market courtesy of appointed agents, Move Residential. The property boasts an immaculate and modern frontage, offering exceptionally spacious living proportions set over three floors, which have been finished to the very highest specifications throughout, promising to make the perfect forever home for a very lucky family. Upon entering the property you are greeted by a bright and inviting entrance hall, showcasing an attractive wood-style laminate flooring that features throughout the ground floor, leading through to a spacious family lounge. This room is awash with natural light courtesy of the large bay window, and boasting a sophisticated décor, finished with plush carpet, this space has both a stylish and warm ambiance, presenting the perfect setting to relax with family and friends. This is followed by a second beautifully presented reception room, currently in use as a delightful playroom, enjoying french doors which offer views and access out to the rear garden. At the heart of the home, there is a truly enviable open plan kitchen, dining and living area, which provides the ultimate sociable space, equally suited to enjoying family mealtimes and entertaining guests. The kitchen has been meticulously designed, complete with a vast array of elegant fitted base and wall units, complementary marble pattern worktops providing plentiful surface space, and sleek integrated appliances, with chic gold fixtures adding the perfect finishing touch. At the centre is a spectacular centre island which also acts as a breakfast bar, ideal for more casual dining, and there is ample room on offer to accommodate both a formal dining table and a sofa area. French doors out to the rear garden along with feature skylights above bathe this space in natural light, illuminating the high quality finishes. Completing the ground floor is a utility room and convenient WC. The exceptional standard continues to the first floor, where you will find the fabulous and extremely spacious master bedroom, which benefits from the added luxury of a deluxe four-piece en-suite bathroom, as well as a stunning dressing area. There are two further generously sized double bedrooms, both immaculately presented and receiving plenty of natural light, one of which enjoys private en-suite facilities, and completing this floor is a contemporary style three-piece family bathroom suite. At the pinnacle of the property, the second floor is home to the final two substantial double bedrooms, which occupy the full height of the space. Illuminated in daylight courtesy of Velux windows, these impeccably finished rooms have a bright and airy feel. Concluding the interior of this exceptional residence is a modern and stylish shower room. Externally, the delightful rear garden provides a fantastic outdoor recreational space for the whole household to enjoy, made up of a neatly manicured lawn and a partially covered smartly flagged patio area, perfect for al-fresco dining and entertaining during the summer months. To the front of the property, is a substantial driveway providing ample off road-parking for multiple vehicles, as well as an integral garage. A viewing is highly recommended to fully appreciate the expansive living proportions and exceptional quality finishes that this stunning family home has to offer.

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.

EPC

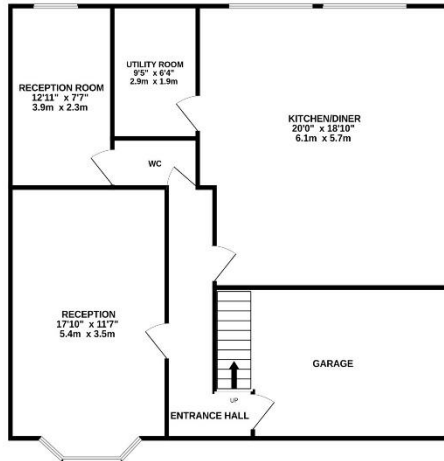
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 87 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Information

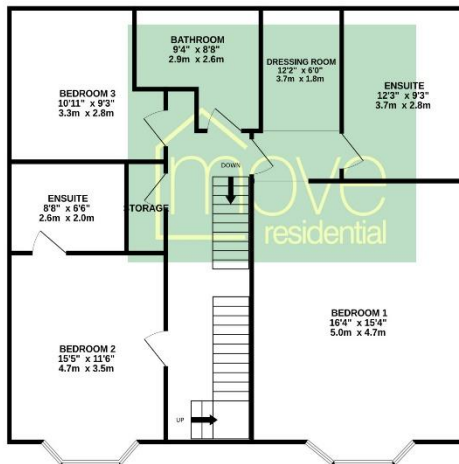
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for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

Floor Plan

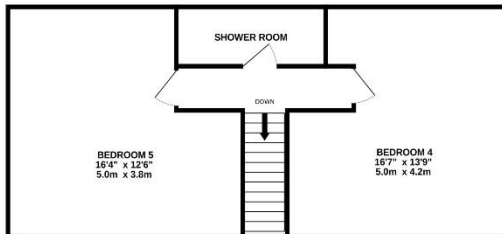
GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



2ND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 2684 sq.ft. (249.3 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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