



Wrekin Close, Woolton, Liverpool, L25 8SP

- Three Bedroom Semi Detached Property
- Bespoke Fitted Kitchen with Bi-folding Doors
- Three Generously Sized Bedrooms
- Driveway for Off Road Parking
- Bay Fronted Through Lounge
- Ground Floor Shower Room & Utility
- Three Piece Family Bathroom Suite
- Decked Rear Garden



£375,000

















Description

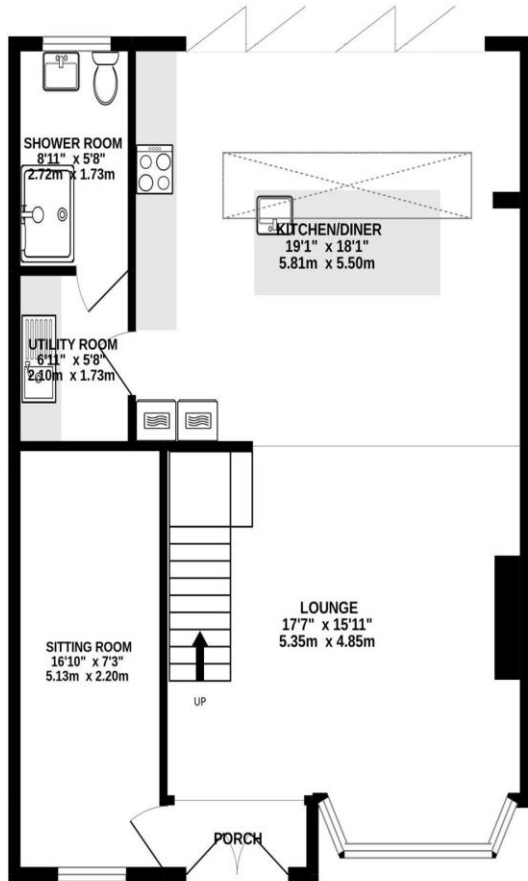
Move Residential are thrilled to offer for sale this beautifully presented three bedroom extended semi detached family home, located on Wrekin Close in the desirable suburb of Woolton, L25. This exceptional home offers a stylish and contemporary feel which will appeal to a wide range of buyers. Upon entering the property, you are greeted to a welcoming entrance hallway via the double Rock composite door, from the entrance hallway, there is a beautiful bay fronted through family lounge which flows seamlessly into an impressive kitchen diner. The bespoke fitted kitchen is complete with a range of stylish wall and base units with complementing work tops, a variety of integrated appliances and plentiful work surface space. The room is bathed in natural light and offers access to the decked rear garden via a set of bi-folding doors. There is also a converted garage room which could be utilised as an office space, sitting room or playroom. Completing the ground floor is a convenient downstairs shower room and a utility room. To the first floor, you will find two generously sized double bedrooms, a good sized single bedroom and a contemporary style fully tiled three piece family bathroom suite. Externally, to the front of the property, off road parking is provided; whilst to the rear elevation, there is an easy maintenance decked rear garden. Further benefits to the property includes double glazing and gas central heating throughout.

Location

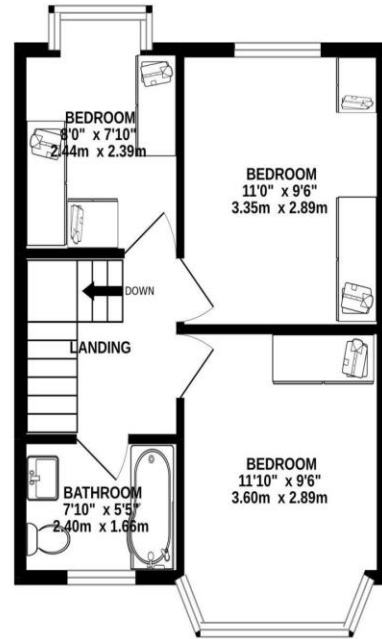
Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced 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.

Floor Plan

GROUND FLOOR
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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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.