



## Elmswood Avenue, Hunts Cross, L25 0QP

- Fabulous Four Bedroom Detached Property
- Modern & Impeccably Presented Throughout
- Open Plan Kitchen Diner, Utility Area & WC
- Ensuite to Master & Family Bathroom Suite
- Located in Residential Area of Hunts Cross
- Entrance Hall & Welcoming Family Lounge
- Two Double Bedrooms & Large Single Room
- Rear Garden, Off-Road Parking & Driveway



Offers in Excess of £310,000

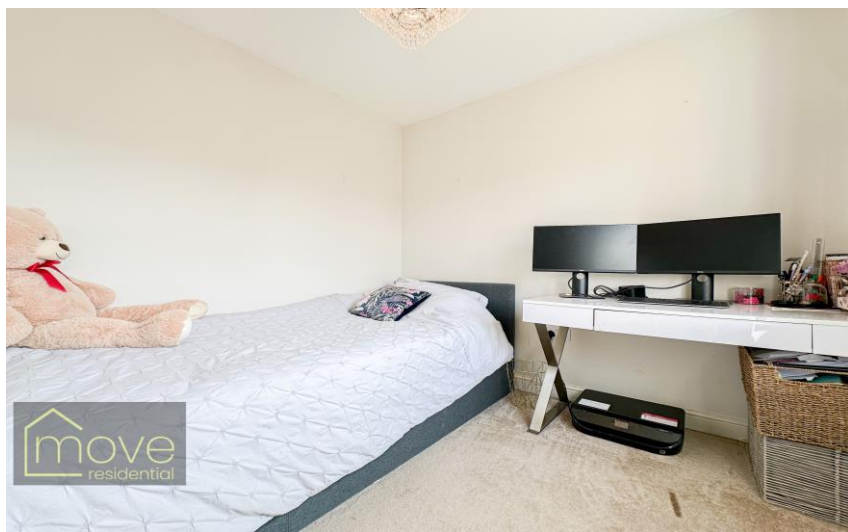




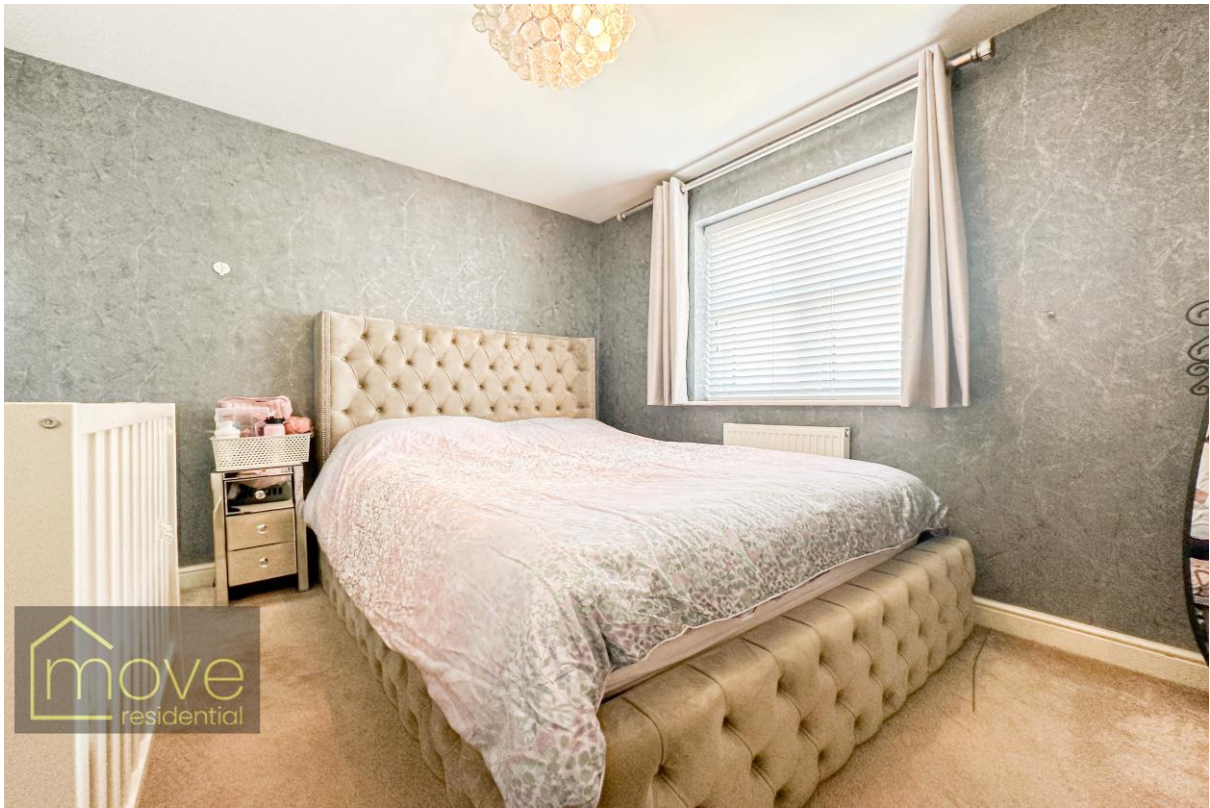




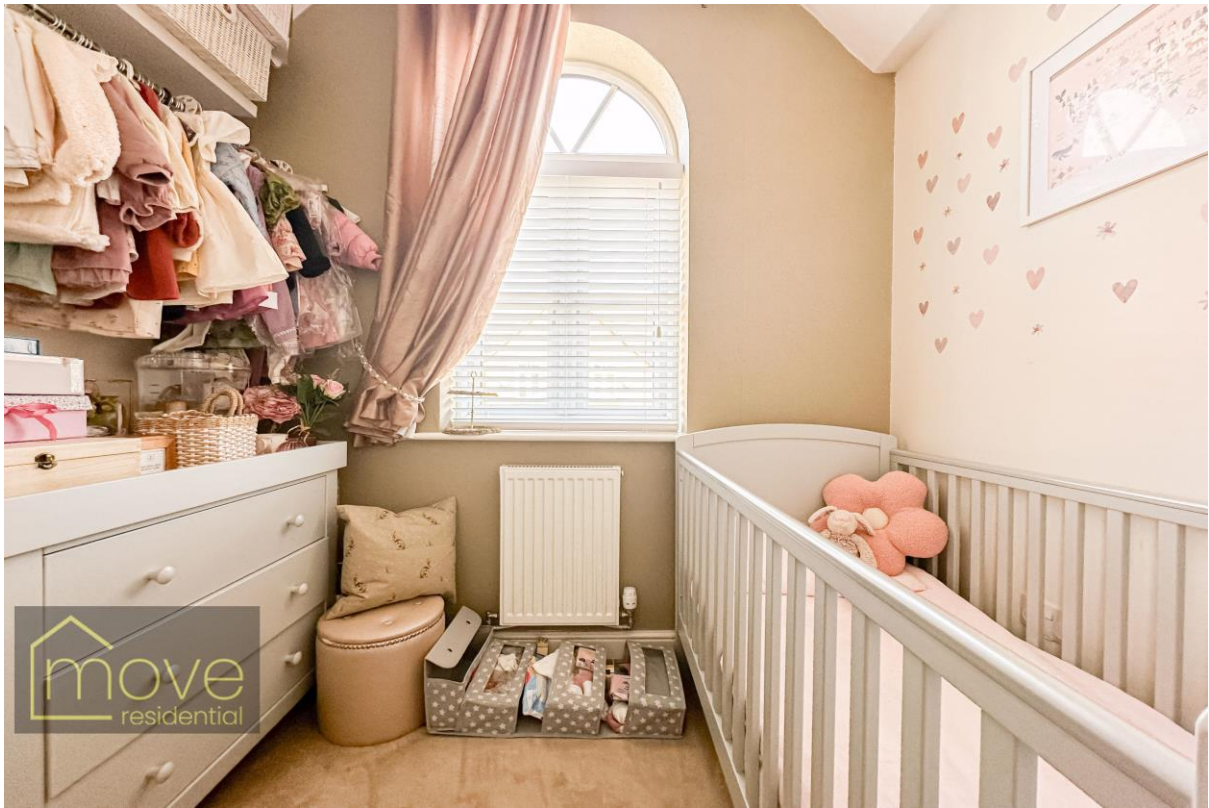


















## **Description**

Located within the highly favoured residential area of Hunts Cross, L25, is this fabulous four bedroom detached home, proudly presented to the sales market by Move Residential. Situated on Elmswood Avenue, this modern property boasts an attractive frontage, offering generous living proportions finished to exemplary specifications throughout, certain to provide a remarkable future home for a very lucky family. Following through the inviting entrance hall to the right, you are led into a spacious and beautifully presented family lounge, enjoying french doors to the rear which offer views and access out to the garden, flooding the space with natural light. Finished in a neutral tasteful décor with plush carpeting and boasting an eye-catching feature fireplace, this presents a welcoming space to relax with family and friends. To the left is a modern open plan kitchen diner that is sure to impress, featuring an array of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and sleek integrated appliances. Complete with a breakfast bar and ample room for a substantial dining table, this provides the ideal space for enjoying family mealtimes and entertaining guests. Concluding the ground floor is a convenient WC and separate utility room. The property continues to impress as you ascend to the first floor, where you will find three generously sized double bedrooms and a well-proportioned single room, all finished to an impeccable standard and receiving plenty of natural light. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room, and completing the interior of this fantastic home is a deluxe three-piece family bathroom suite. Externally, the property enjoys a delightful rear garden with a vast and neatly maintained lawn, providing ample room for family recreational activities, a patio area perfect for al-fresco dining, and a sizable shed with potential for conversion. To the front, a substantial driveway accommodates off-road parking, and this home further benefits from a garage offering additional storage space.

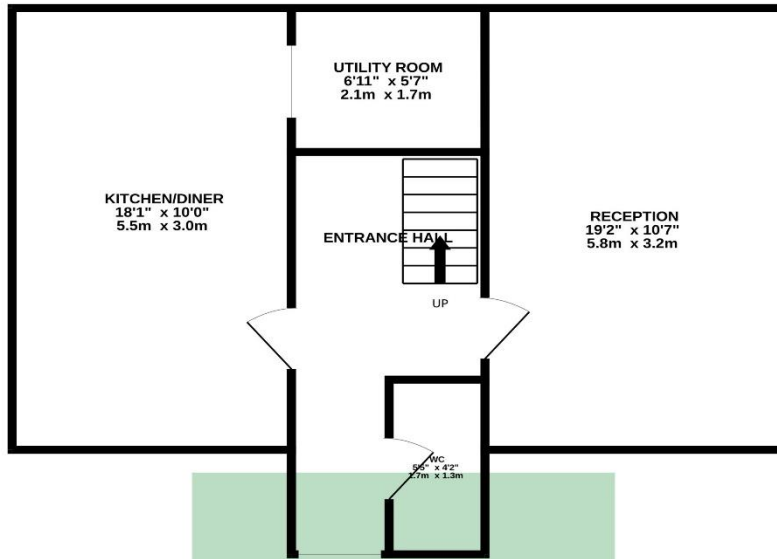
## **Location**

Slightly further out from the centre Hunts Cross 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.

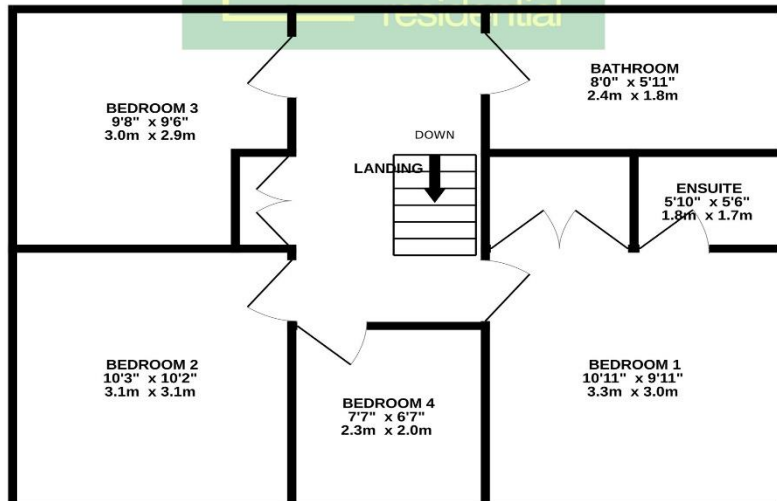


# Floor Plan

GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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		94 A
81-91	B	85 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.