



Hollytree Road, Woolton, Liverpool, L25 5PA

- Stunning Four Bedroom Extended Semi Detached Property
- Impressive Open Plan Lounge, Kitchen & Diner
- Four Generously Sized & Well Presented Bedrooms
- Driveway for Off Road Parking & Integral Garage
- Inviting Entrance Hallway & Bay Fronted Family Lounge
- Convenient Ground Floor WC & Utility Room
- En Suite to Master & Luxurious Family Bathroom Suite
- Landscaped Rear Garden with Patio Areas



£625,000
Freehold







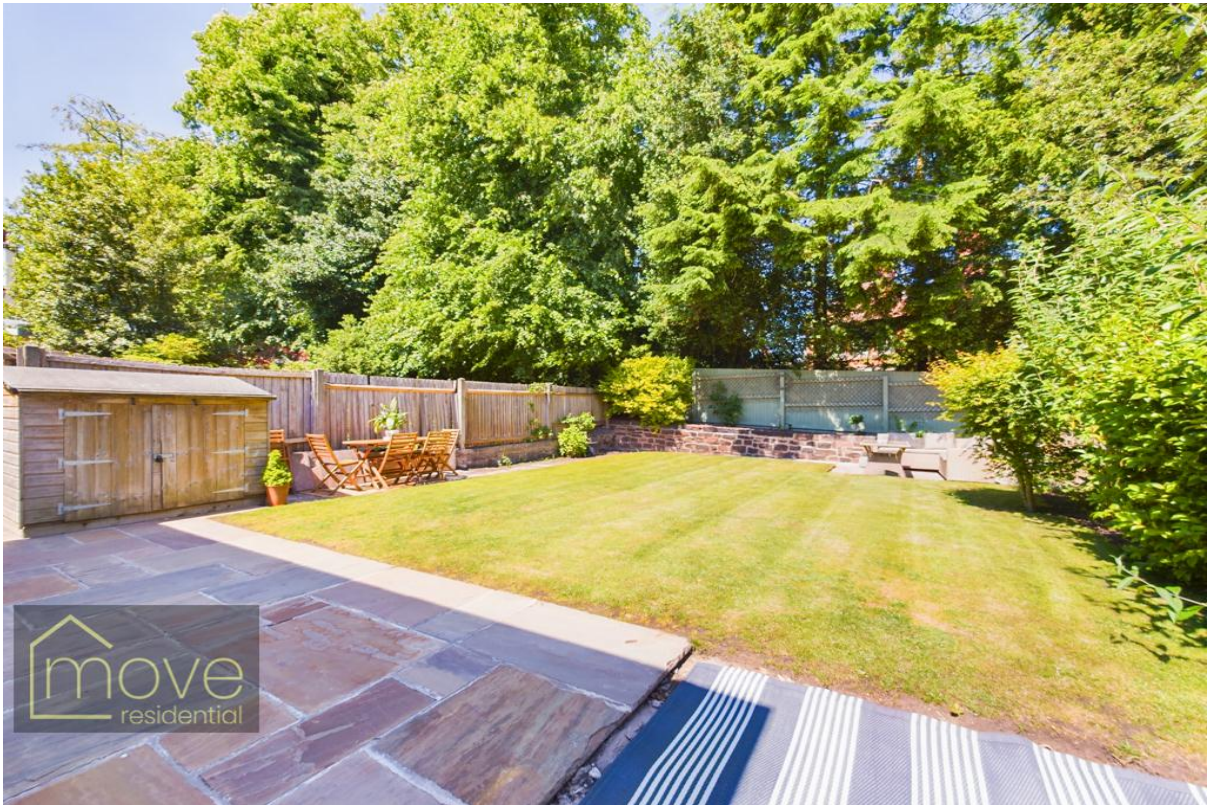














Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Description

Enjoying a prime position on Hollytree Road in one of South Liverpool's most sought after locations - Woolton, L25, is this spectacular four bedroom extended semi detached property, welcomed to the sales market courtesy of appointed agents, Move Residential. No expense has been spared in renovating this truly stunning home. Restored with meticulous attention to detail - this generously sized and beautifully presented home will certainly provide a fabulous forever home for an incredibly lucky family.

Boasting an attractive frontage, you are greeted to a grand, welcoming entrance hallway which immediately sets the precedent for the remaining accommodation. From the hallway, you are guided into a bright and spacious bay fronted family reception room which is finished in a tasteful neutral decor with an eye catching feature fireplace and plush carpeting throughout. Undoubtedly, the highlight of the home is the impressive open plan lounge, kitchen and diner. An ideal space for entertaining guests and relaxing with the family, the room offers a snug TV seating area, a dedicated formal dining space and a modern shaker style kitchen, complete with a range of stylish wall and base units with complementing Granite work tops, fittings for appliances and an abundance of work surface space. Concluding the ground floor is a convenient utility room with plumbing for appliances and storage, and a downstairs WC.

The tour of the home continues to impress as you ascend to the first floor where you will find the stunning master bedroom suite which benefits from a luxurious en suite shower room, three further double bedrooms - one of which offers French doors that open to an impressive balcony terrace that overlooks the rear garden and the properties picturesque surroundings. Completing the interior of the property is the contemporary style, fully tiled four piece family bathroom suite with walk in shower unit.

Externally, the property is perfectly encapsulated by the grounds which surround it. To the front of the property, substantial off road parking is provided with access to an integral garage which provides additional storage space. To the rear elevation, there is a beautifully landscaped rear garden which is framed by a range of mature greenery that provides privacy and seclusion. Enjoying a sunny aspect throughout the day, there are also smartly paved patio areas which are perfect for alfresco dining and outdoor entertaining during the warmer, summer months. Further benefits to the property includes double glazing and gas central heating throughout.

A viewing of the property is highly recommended to appreciate, the high quality finish and generous living proportions that this home has to offer.

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 St Julies Catholic High School, Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Primary schools in the area include Bishop Martin & Much Woolton. 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 dAA

Floor Plan



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.