



## Palmerston Drive, Hunts Cross, L25 9GD

- Delightful Three Bedroom Semi Detached Property
- Generously Sized & Well Presented Throughout
- Modern Stylish Kitchen Diner & Downstairs WC
- Contemporary Style Three Piece Bathroom Suite
- Located in Popular Residential Area of Hunts Cross
- Entrance Hall, Bright & Spacious Reception Room
- Two Generously Sized Double Bedrooms & Single
- Beautifully Maintained Garden & Off-Road Parking



£190,000







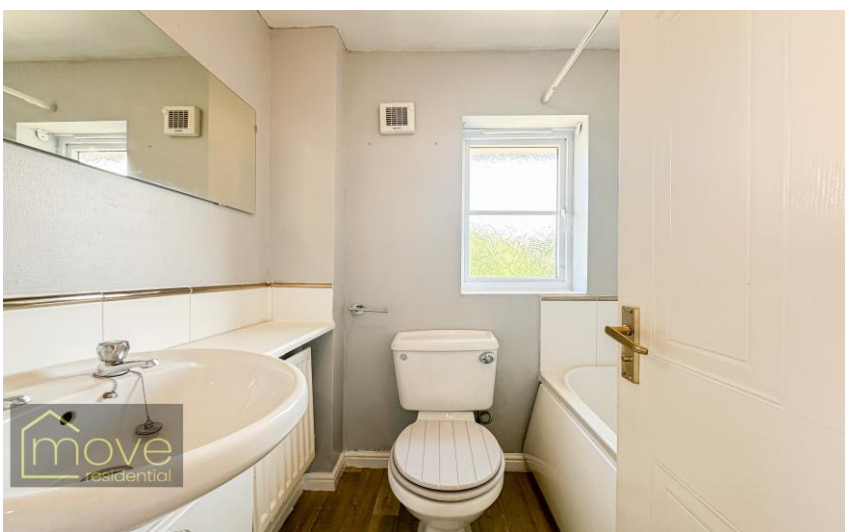
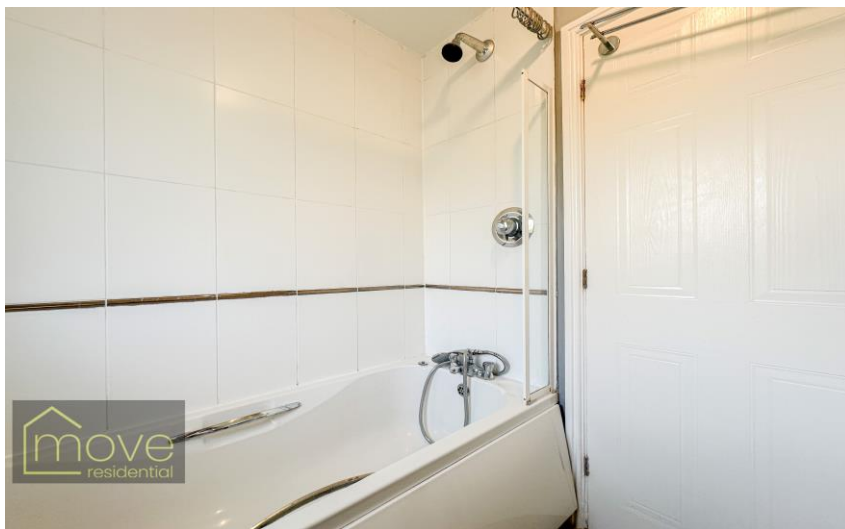


move  
residential



move  
residential











## **Description**

Introduced to the sales market by appointed agents Move Residential, is this delightful three bedroom semi detached home, located in the popular residential area of Hunts Cross, L25. Boasting an attractive modern frontage along with generous and well-presented living proportions throughout, this promises to make an ideal purchase for first time buyers. Following through the hallway, you are led into a bright and spacious reception room. Tastefully presented and boasting a feature fireplace and attractive wood style flooring, this presents the ideal space for relaxing with family and friends. This is followed by a modern kitchen diner complete with an array of attractive fitted base and wall units, complementary worktops, and integrated appliances. There is ample room for a dining table ideally positioned in front of the french doors which offer views and access out into the rear garden and flood the space with natural light, providing a charming setting for enjoying family mealtimes and entertaining guests. Concluding the ground floor is a convenient WC. As you continue to the first floor, you will find two generously sized double bedrooms and an additional well-proportioned single bedroom. Each room is finished to an excellent standard, receiving plenty of daylight and featuring plush carpeting. Completing the interior of this home is a contemporary style three-piece family bathroom suite. Externally, the property benefits from a beautifully maintained rear garden, made up of a luscious lawn and smartly flagged patio area, perfect for enjoying al-fresco dining and entertaining during the summer months. The property further benefits from a substantial driveway providing off-road parking. This lovely home presents an opportunity not to be missed for those looking to get on the property ladder.

## **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.



## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan

Awaiting Image.

### 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.