



Halewood Drive, Woolton, L25 9NA

- Fabulous Four Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Ground Floor Bedroom Complete with Wet Room
- Luxurious Shower Room Featuring Stylish Tiling
- Envious Location in the Desirable Area of Woolton
- Entrance Hall, Lounge & Kitchen Diner with Utility
- Two Spacious Double Bedrooms & Large Single
- South Facing Garden to Rear & Off-Road Parking



£310,000









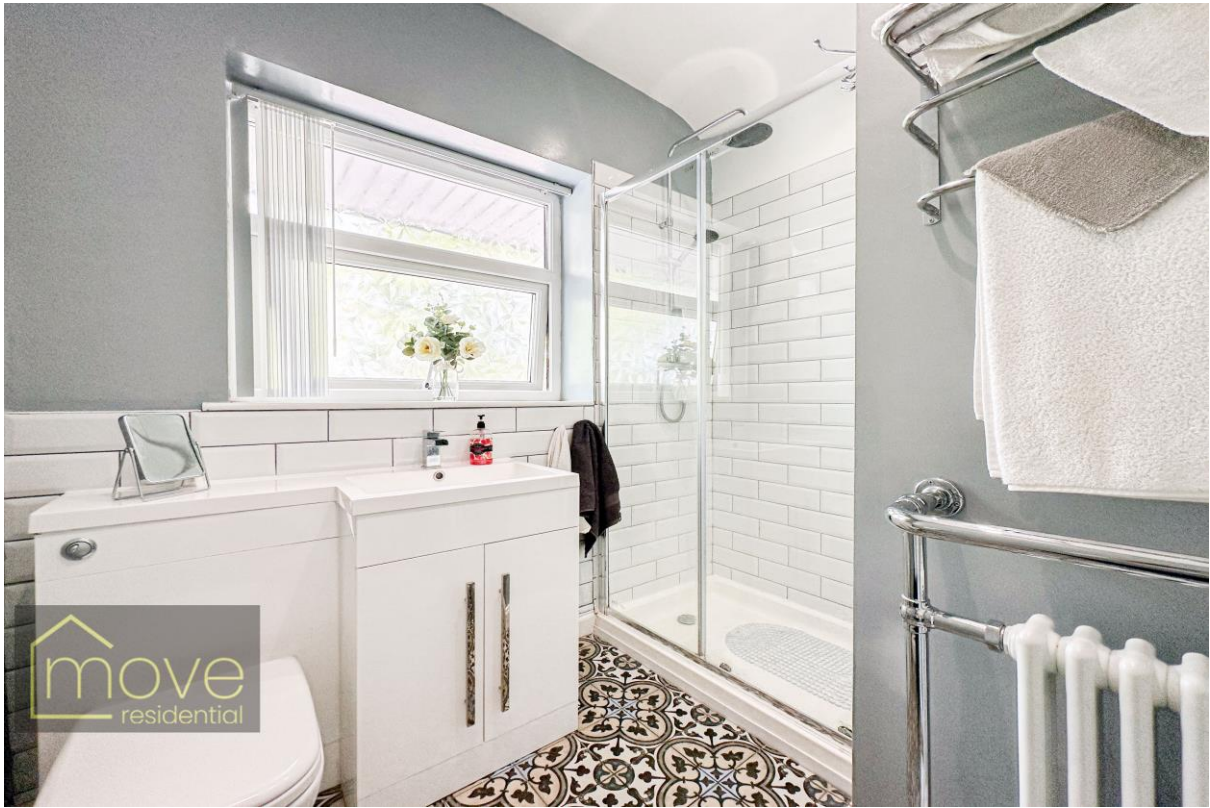














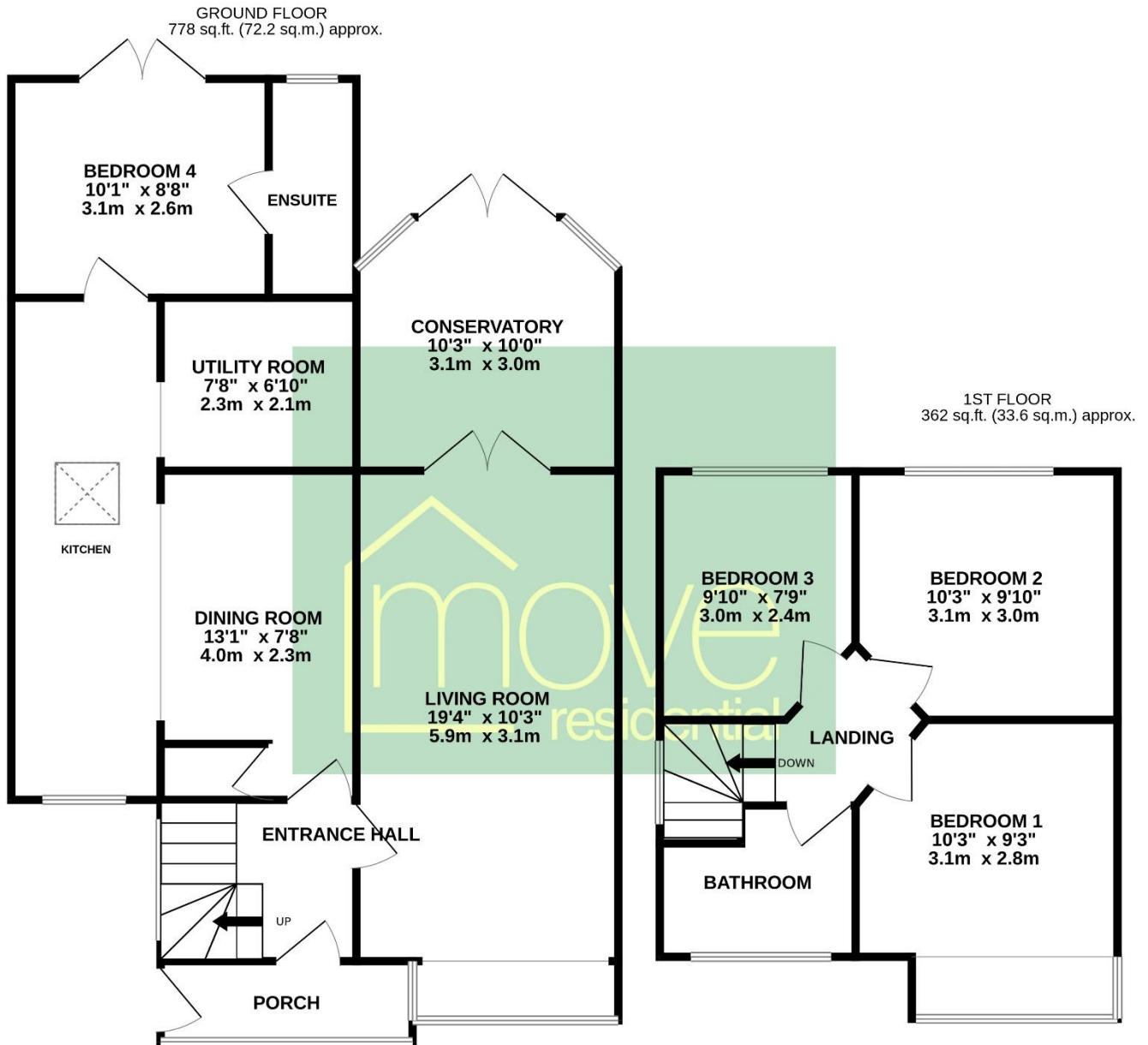
Description

Move Residential are delighted to present to the sales market this fabulous four bedroom semi detached home situated on Halewood Drive in the ever-desirable area of Woolton, L25. This property offers generously proportioned and beautifully maintained accommodation throughout, promising to make the perfect purchase for a family searching for their forever home in one of South Liverpool's most desirable locations. Following through the porch and entrance hall to the right, you are guided into the spacious family lounge which enjoys a set of french doors to the rear, flooding the room with natural light. The lounge is finished in a tasteful neutral décor and boasts an eye-catching wood burner, presenting a welcoming space for sociable living. This leads into the well-maintained conservatory which provides a delightful additional seating area where views of the garden can be enjoyed. To the left, you are led into an extended modern kitchen diner which is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and sleek integrated appliances. There is ample room for a substantial dining table, offering the ideal setting for enjoying family mealtimes and entertaining guests. The kitchen is followed by a convenient separate utility room, and completing the ground floor is a well-presented downstairs bedroom which also enjoys a set of french doors out to the garden, along with the added luxury of an ensuite wet room. Continuing to the first floor, you will find the remaining sleeping accommodation, consisting of two generously sized double bedrooms and a sizable single room. Each bedroom receives plenty of natural light and has been finished to an excellent standard, with an attractive wood style laminate flooring featuring throughout. Providing the finishing touches to this charming home is a luxurious shower room, boasting stylish patterned flooring and chic subway tiles to the walls. Externally, the residence enjoys a fantastic south facing rear garden, which presents the ultimate outdoor entertaining space, made up of a low maintenance artificial lawn and smartly flagged patio area. To the front, a substantial driveway provides off-road parking for two vehicles.

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



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 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		
81-91	B		84 B
69-80	C	72 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.