



## Hillfoot Avenue, Hunts Cross, L25 0NR

- Stunning Four Bedroom Semi Detached Property
- Finished to an Exceptional Standard Throughout
- Impressive Open Plan Kitchen Diner, Utility & WC
- Ensuite to Master & Three-Piece Family Bathroom
- Located in Highly Favoured Area of Hunts Cross
- Porch, Entrance Hall & Welcoming Family Lounge
- Three Generous Double Bedrooms & Large Single
- Fantastic Rear Garden, Off-Road Parking & Garage



Offers Over £400,000



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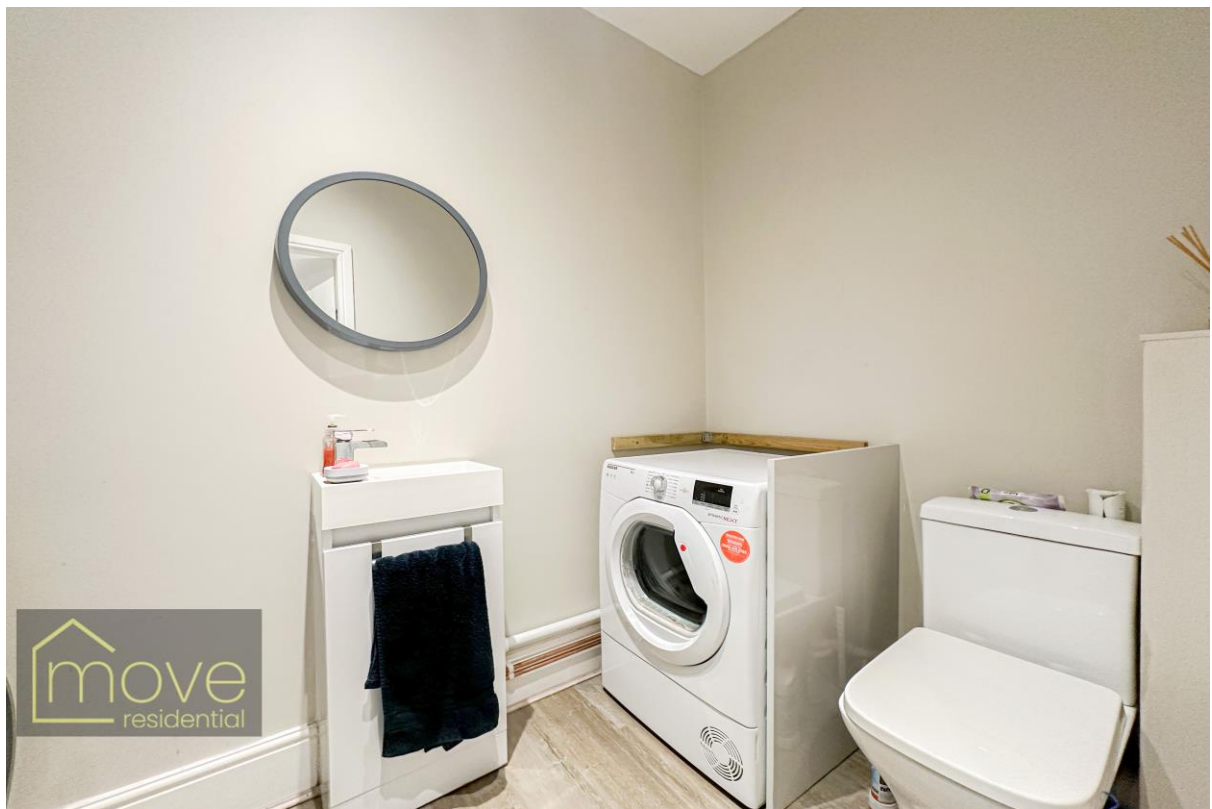






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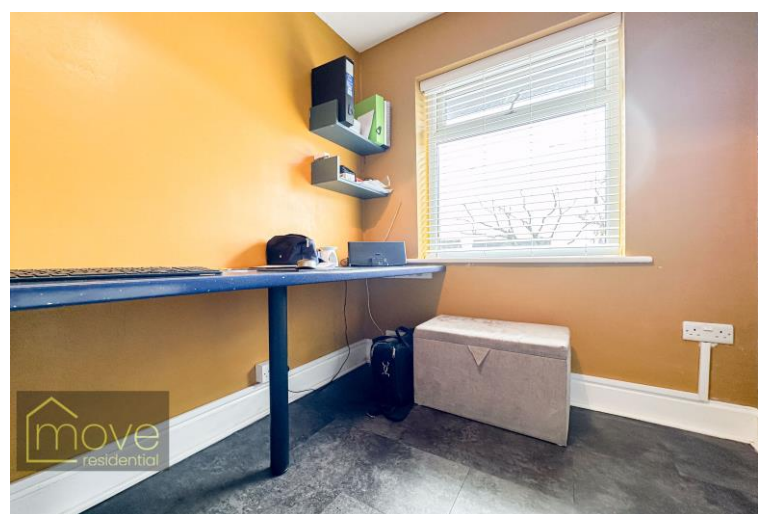


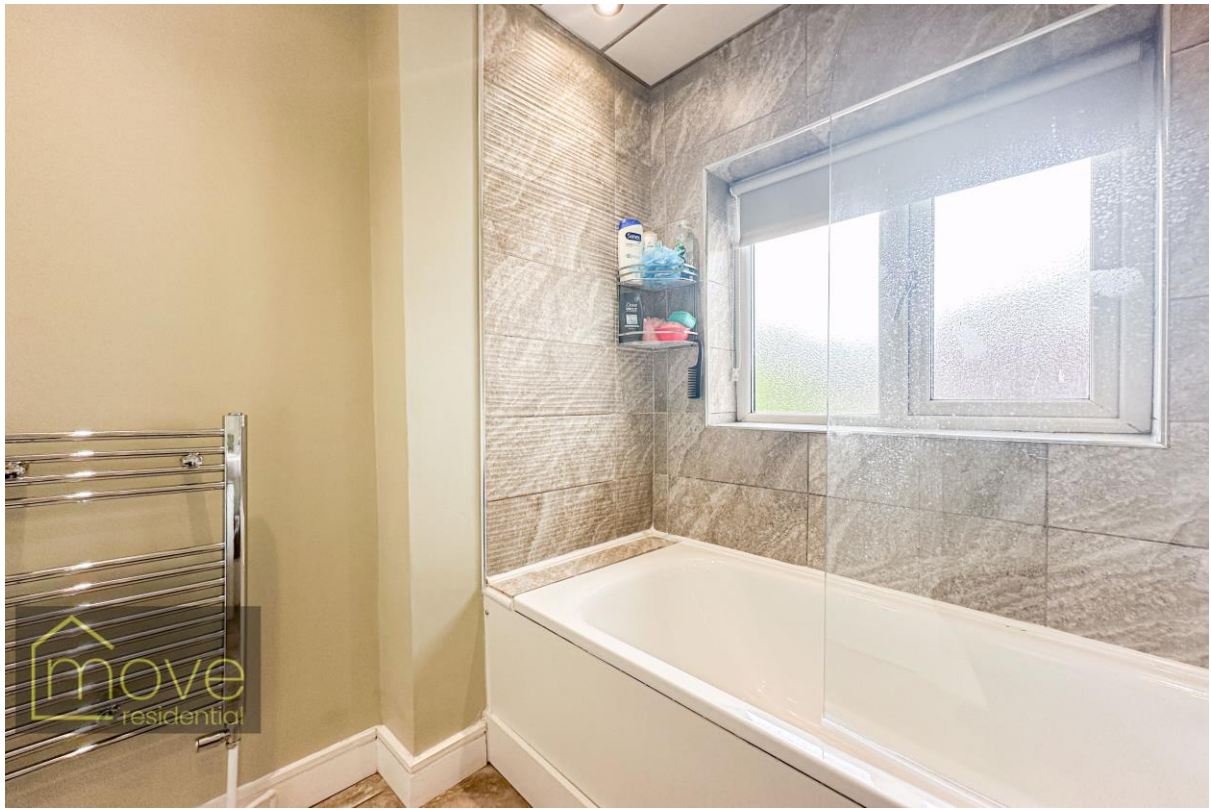
The logo for 'move residential' is located in the bottom left corner. It features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with the word 'residential' in a smaller font below it. The entire logo is set against a dark, semi-transparent rectangular background.













## Description

Set within the highly favoured suburban surroundings of Hunts Cross, L25, is this stunning four bedroom semi detached family home, located on Hillfoot Avenue. The property boasts an attractive k-rendered frontage and has been extended to the highest standard, offering exceptionally spacious and immaculately presenting living proportions, promising to make an enviable future residence for a very lucky family. Upon entering the property, you are greeted by an inviting entrance hall which leads through to a spacious front lounge, flooded with natural light courtesy of a bay window. Finished in a tasteful décor with an attractive wood style flooring that features throughout the ground floor, this space is as stylish as it is welcoming, providing the perfect setting for relaxing with family and friends. The ground floor centres around a sensational open plan kitchen, dining and living space that occupies the full width of the property. Certain to impress the most discerning of buyers, this spectacular sociable space is perfect for both enjoying family mealtimes and entertaining guests, with two sets of french doors illuminating the room in daylight. It is clear to see that the kitchen has been finished to the very highest of specifications, complete with a vast range of sophisticated fitted base and wall units boasting atmospheric under cabinet lighting, complementary worktops providing plentiful surface space, and a range of sleek integrated appliances. There is a magnificent centre island which incorporates a breakfast bar, perfectly suited for more casual dining and hosting, whilst a formal dining table can be ideally positioned in front of the french doors where views of the rear garden can be enjoyed. With such generous room on offer, a sofa area has also been accommodated, completing this as the ultimate family living space. Concluding the ground floor is a convenient WC and well-equipped utility. The outstanding quality continues to the first floor where you will discover the fabulous master bedroom, which is accommodated by an extension over the garage. Finished to an exceptional standard, enjoying a striking high ceiling and stylish wall panelling, the master further benefits from the added luxury of a modern ensuite shower room and designated dressing area with fitted wardrobes. This is followed by two further generously sized double bedrooms, along with a well-proportioned single room, all well-presented and receiving plenty of natural light. Completing the interior of this exceptional home is a deluxe three-piece family bathroom suite. This residence is further enhanced by the fantastic rear garden, which is made up of a low maintenance astro-turf lawn along with a decking area, presenting an ideal setting for enjoying al-fresco dining and entertaining. To the front, the property further benefits from a smartly paved driveway providing off-road parking for two vehicles, as well as a garage offering additional storage space.

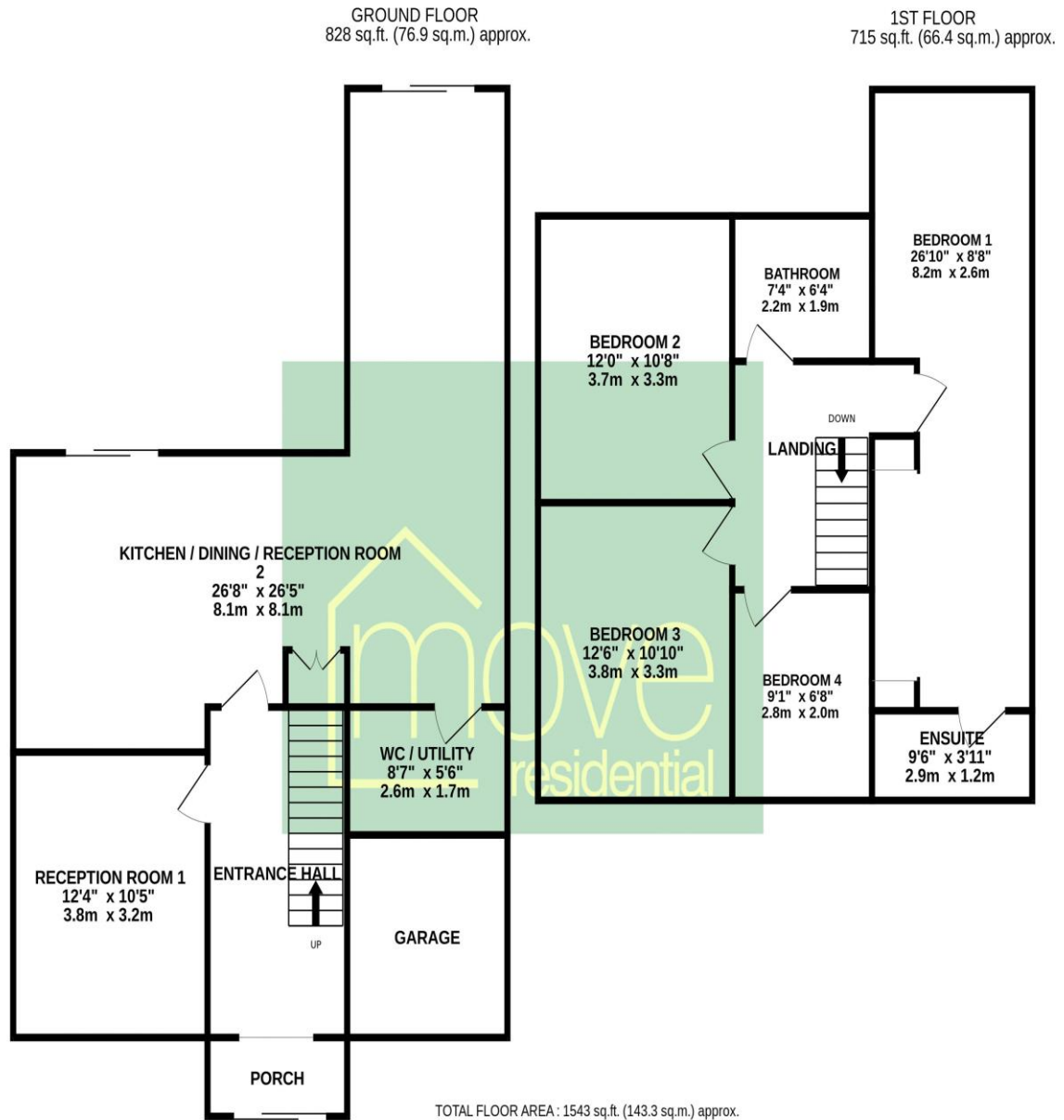
## Location

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.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



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.