



Cam Street, Woolton, L25 7RT

- Unique Three Bedroom Detached Property
- Generously Sized & Beautifully Maintained
- Kitchen Diner Finished to High Specification
- Bathroom Suite & Luxurious Shower Room
- Prime Location in Desirable Woolton Village
- Entrance Hall & Welcoming Family Lounge
- Three Bright & Spacious Double Bedrooms
- Delightful Rear Garden, Driveway & Garage



£375,000























Description

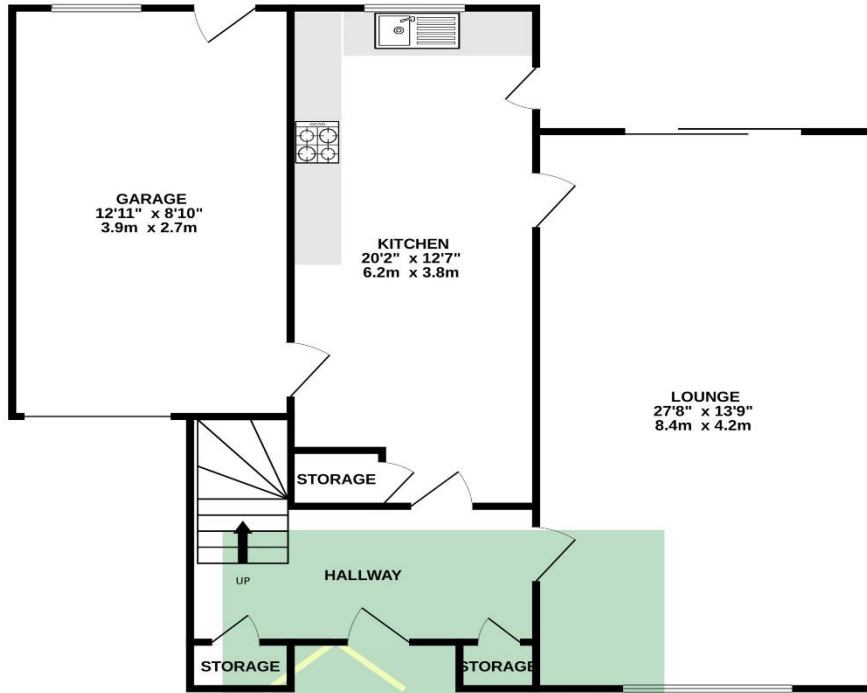
Move Residential are delighted to showcase to the sales market this truly unique three bedroom detached property enjoying a prime location in the heart of the desirable and picturesque Woolton Village, L25. Available with no onward chain, this rare find offers generous and beautifully maintained living proportions throughout, promising to make a fantastic future home for a very lucky family. An inviting entrance hall welcomes you into the property boasting feature flooring and leading into a welcoming and spacious through lounge. This room is finished in a neutral elegant décor and enjoys french doors which provide views and access out to the rear garden, flooding the space with natural light. This is followed by an immaculately presented kitchen diner which has evidently been designed to high specification, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and sleek integrated appliances, as well as a convenient pantry. With ample room to accommodate a substantial dining table, this provides the ideal setting for enjoying family mealtimes. Ascending to the first floor, you will discover three generously sized double bedrooms, all finished to an excellent standard, featuring attractive wood style laminate flooring, and receiving an abundance of natural light. This floor additionally offers a three-piece family bathroom suite, complete with a corner bathtub, and concluding the interior of this fabulous home is a luxurious shower room featuring stylish marble patterned tiling. Externally, the property enjoys a delightful landscaped rear garden, presenting a brilliant outdoor space for the whole household to enjoy. The garden is made up of a neatly maintained lawn, ideal for recreational activities as well as a smartly flagged patio area, perfect for enjoying al-fresco dining. To the front, this home further benefits from off-road parking, along with a garage offering additional storage space.

Location

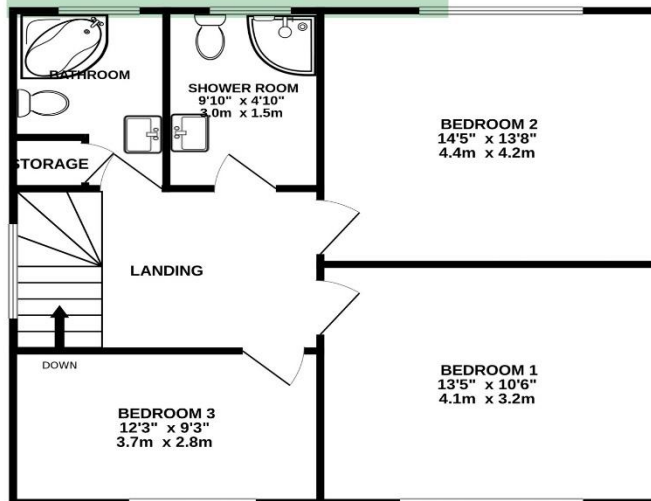
Slightly further out from the centre Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced 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

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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		
69-80	C	69 C	78 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.