



## Lyndor Road, Woolton, L25 8QW

- Fantastic Three Bedroom Semi Detached Property
- Generously Sized & Well Presented Throughout
- Fitted Kitchen Diner & Downstairs Shower Room
- Contemporary Three-Piece Family Bathroom Suite
- Located in the Highly Desirable Area of Woolton
- Porch, Hallway & Two Spacious Reception Rooms
- Two Substantial Double Bedrooms & Large Single
- Lawned Rear Garden, Off-Road Parking & Garage

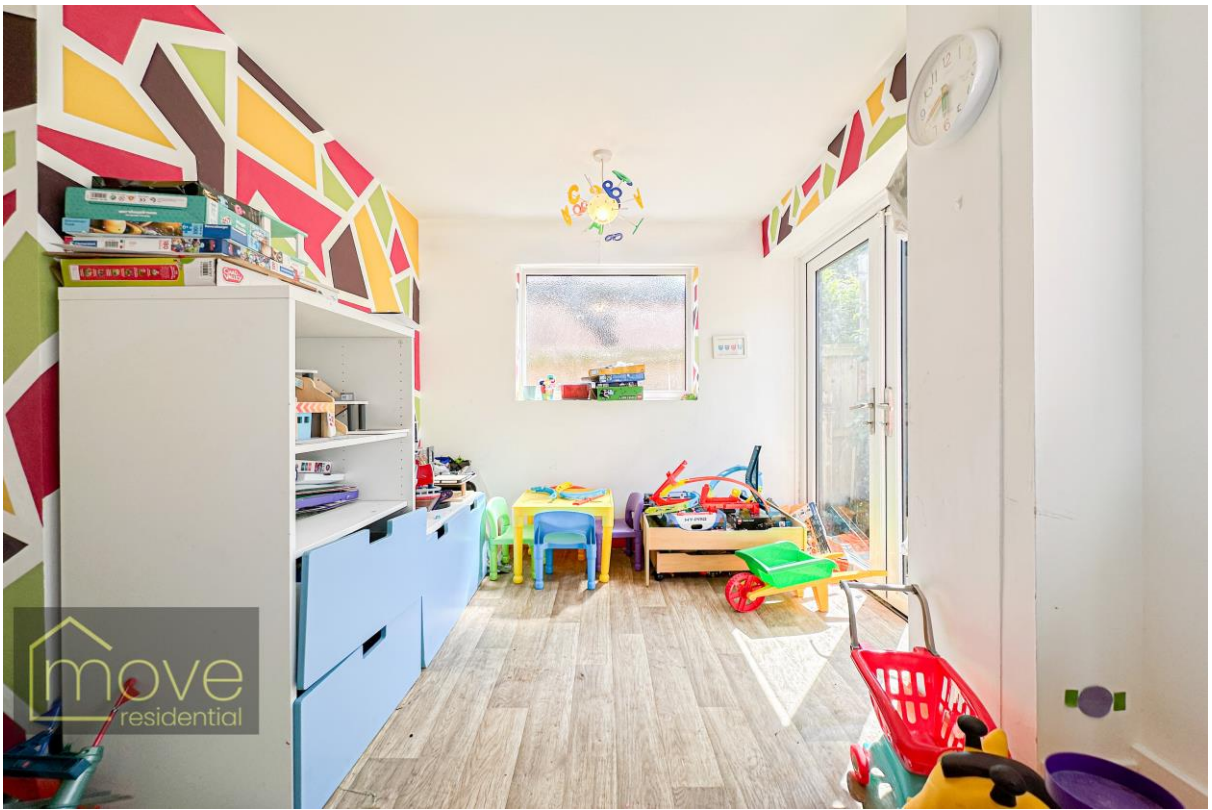
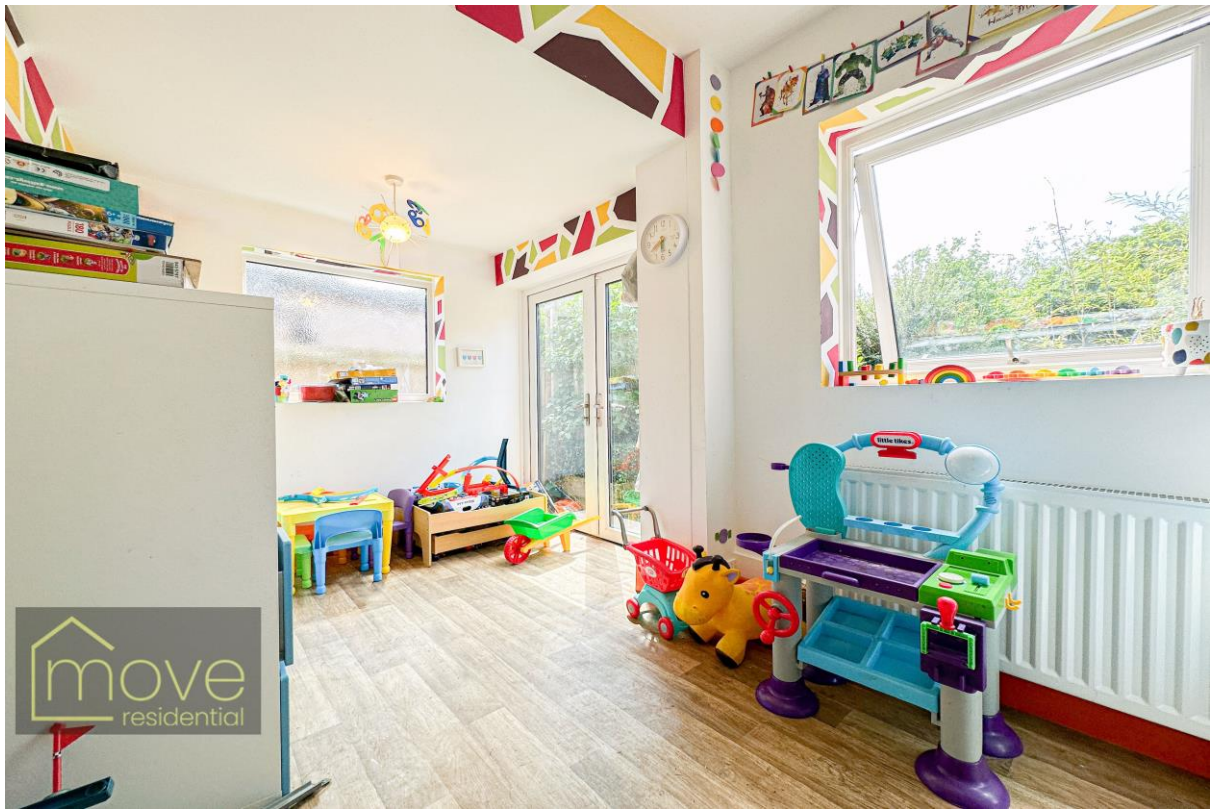


Offers Over £290,000



















## **Description**

Move Residential are thrilled to present to the sales market this fantastic three bedroom semi detached home, located on Lyndor Road in the ever-desirable area of Woolton, L25. Having been extended, this property offers generously proportioned and well-presented accommodation throughout, promising to make a fabulous future home for a very lucky family. An inviting entrance hall welcomes you into the home, leading through to a bright and spacious front lounge. Boasting a bold and tasteful décor, with an attractive wood-style laminate flooring which can be found throughout the ground floor, this presents the ideal setting for relaxing with family and friends. This is followed by an extended kitchen diner which is exceptionally generous in size, complete with a range of fitted units, complementary worktops providing plentiful surface space and sleek integrated appliances. A breakfast bar has been incorporated, ideal for more casual dining, and there is ample room to accommodate a substantial dining table, perfect for enjoying family mealtimes and entertaining guests. Also accommodated by the rear extension is a second reception room, currently in use as a delightful playroom, which enjoys french doors providing views and access out to the rear garden, flooding the room with natural light. Ascending to the first floor, you will find two substantial double bedrooms along with a well-proportioned single room, all finished to an excellent standard with plush carpeting throughout and receiving plenty of daylight. Adding the finishing touches to this home is a luxurious three-piece family bathroom suite featuring a spectacular bathtub. Externally, this brilliant property enjoys an expansive lawned garden, with plenty of room to accommodate outdoor recreational activities, and to the front is a sizable driveway providing off-road parking as well as a garage offering additional storage space.

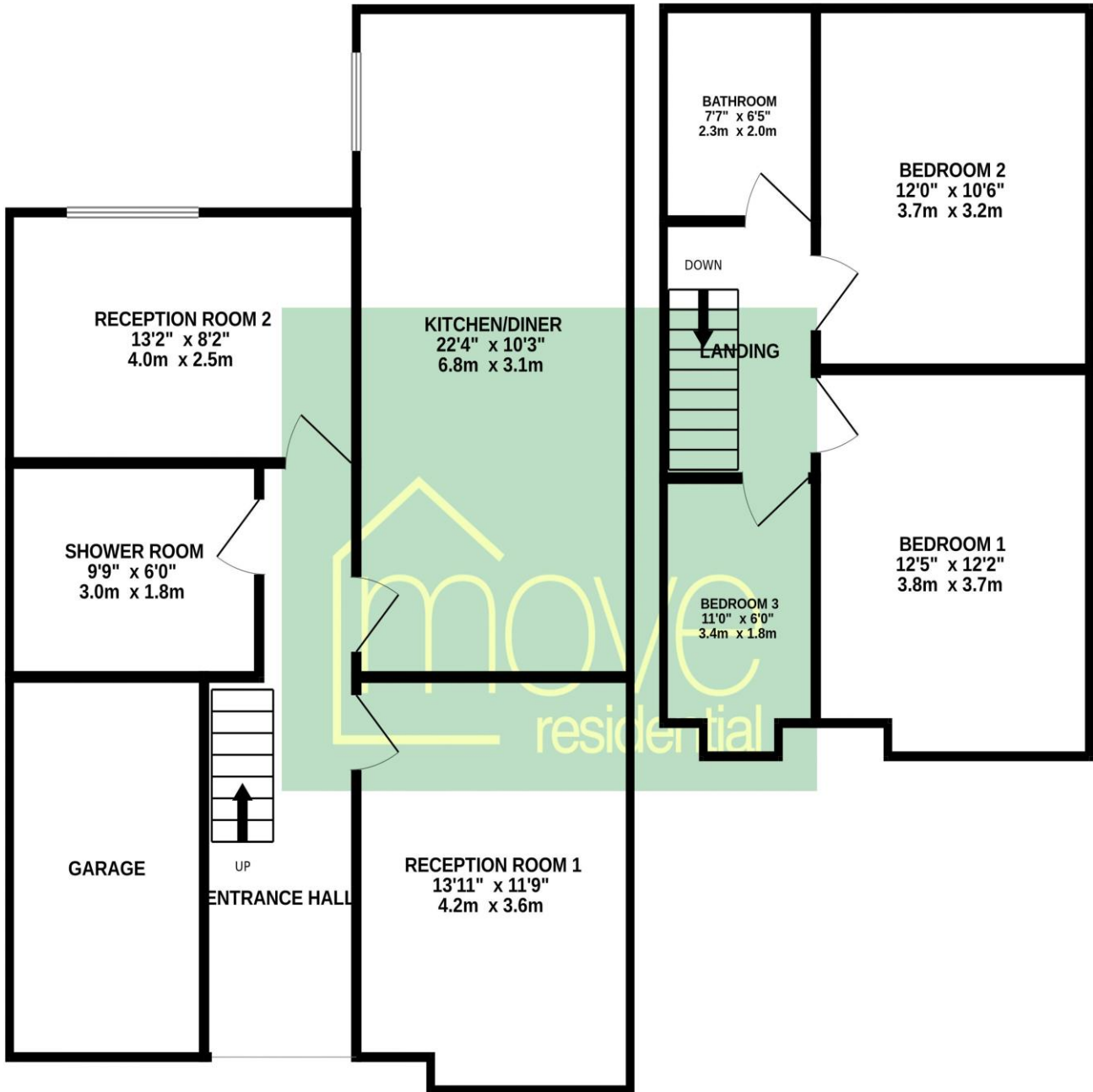
## **Location**

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

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.2 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		86 B
69-80	C		
55-68	D	61 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.