

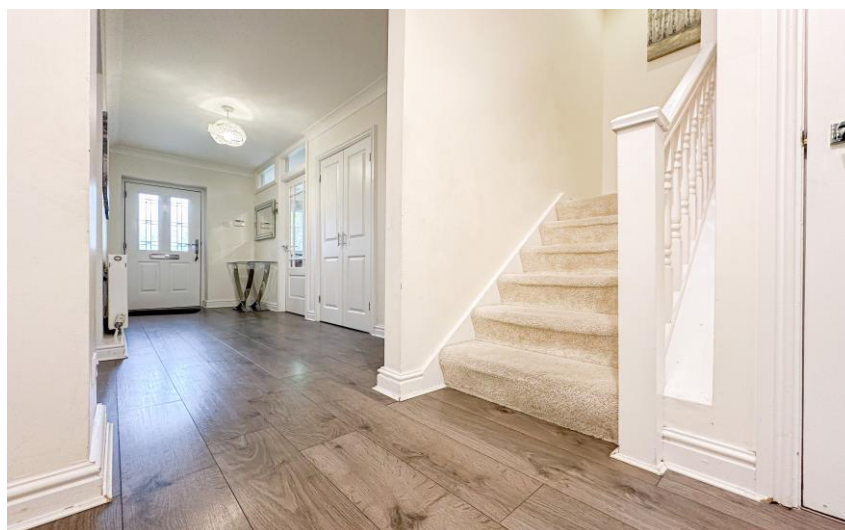


## Quarry Street, Woolton, L25 6HE

- Stunning Five Bedroom Semi Detached Property
- Expansive & Immaculately Presented Throughout
- Extended Open Plan Kitchen Diner & Utility Room
- Two Ensuites & Luxurious Family Bathroom Suite
- Enviably Located in the Affluent Area of Woolton
- Entrance Hall, Welcoming Lounge, Study & WC
- Five Bright & Generously Sized Double Bedrooms
- Vast Garden with Outbuilding & Off-Road Parking



£650,000













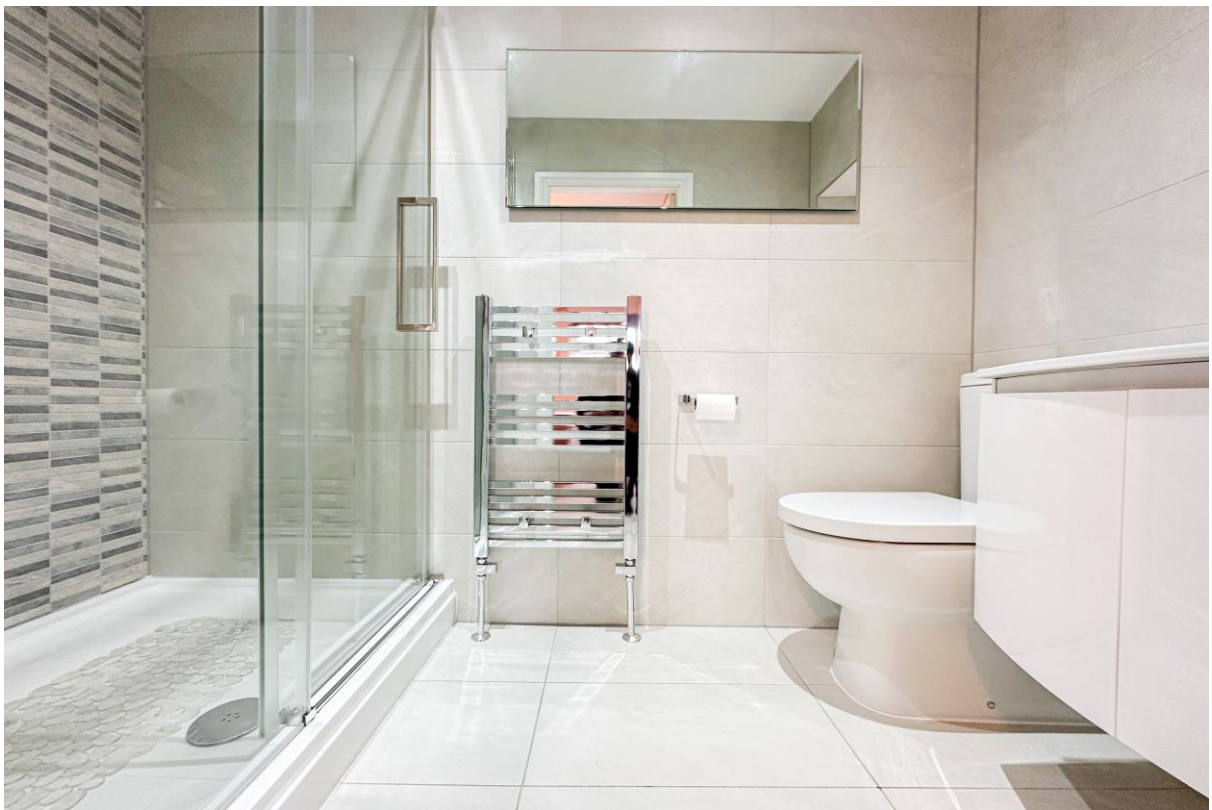












































## Description

Proudly presented to the sales market by appointed agents Move Residential, is this truly stunning five bedroom semi detached home located on Quarry Street, in the heart of the highly desirable and affluent area of Woolton, L25, just a stones throw from the picturesque Woolton Village. The property has been heavily extended and thoughtfully designed to meet the needs of a family, offering an ergonomic layout and an abundance of storage space. Boasting expansive living proportions which have been finished to an impeccable standard throughout, this promises to make a wonderful forever home for a very lucky family. Upon entering the residence, you are greeted by an inviting hallway which leads into a spacious family lounge to the right and a study to the left. The lounge is beautifully presented and features plush carpeting, presenting the perfect welcoming space to relax with family and friends. This is followed by an impressive open plan kitchen dining and living area which is certain to be the heart of the home, presenting a versatile social space which is equally suited to enjoying family mealtimes and entertaining guests. The kitchen has clearly been designed to the highest specifications, complete with an abundance of stylish fitted base and wall units, complementary granite worktops providing plentiful surface space, and a range of sleek integrated appliances. A spectacular centre island incorporates a breakfast bar, ideal for more casual dining, and this space also offers ample room to accommodate a substantial dining table as well as a sofa area. To the rear of the room a set of french doors provides views and access out to the lovely rear garden and floods the space with natural light. Completing the ground floor is a well-appointed utility room and a convenient WC. The exceptional quality continues to the first floor, where you will discover four generously sized double bedrooms, all beautifully presented and receiving plenty of daylight, with the rear bedrooms further benefitting from scenic views of the magnificent Woolton Quarry beyond the garden. The first bedroom enjoys attractive fitted wardrobes and the added luxury of a modern ensuite shower room, and concluding this floor is a deluxe fully tiled four-piece family bathroom suite. At the pinnacle of the property, the second floor provides the fifth double bedroom, immaculately finished, complete with fitted wardrobes and a luxurious ensuite shower room featuring a walk-in shower unit. Externally, the property is further enhanced by a vast rear garden which provides the ultimate outdoor space for the whole family to enjoy. A neatly maintained lawn offers ample room for enjoying recreational activities and a smartly flagged patio area provides an idyllic spot for al-fresco dining and entertaining. An expertly constructed outbuilding provides the perfect finishing touches and offers potential for a wide variety of uses, currently in use as a gym. To the front of the property, a substantial driveway provides ample off-road parking, and this home further benefits from being located just across the road from Quarry Street playground. A viewing is recommended to fully appreciate the exceptionally spacious living proportions and high quality finishes that this fabulous home has to offer.

## 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.

## EPC

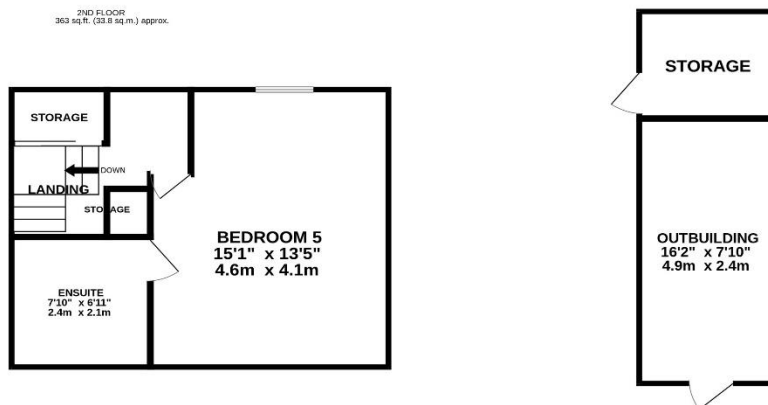
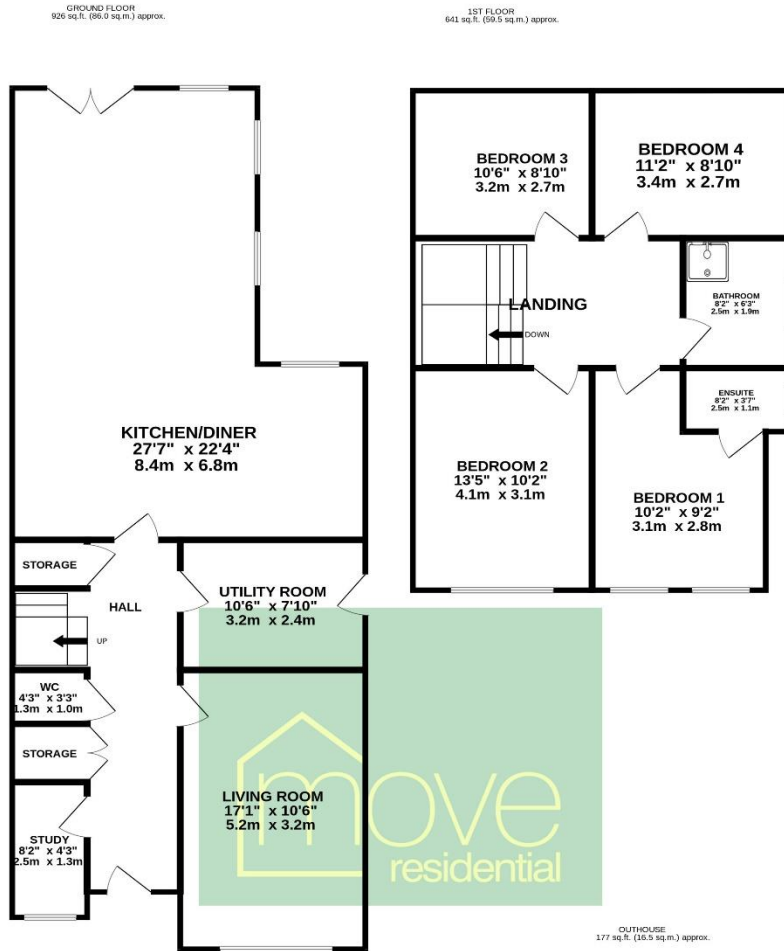
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.



# Floor Plan



TOTAL FLOOR AREA : 2107 sq.ft. (195.8 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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