



## Chartmount Way, Gateacre, L25 5LB

- Fantastic Four Bedroom Detached Property
- Generously Proportioned & Full of Potential
- Substantial Kitchen Diner & Downstairs WC
- Ensuite to Master & Family Bathroom Suite
- Cul-De-Sac Location in Desirable Woolton
- Entrance Hall & Spacious Through Lounge
- Two Double Bedrooms & Two Single Rooms
- Delightful Rear Garden, Driveway & Garage



£500,000





















## **Description**

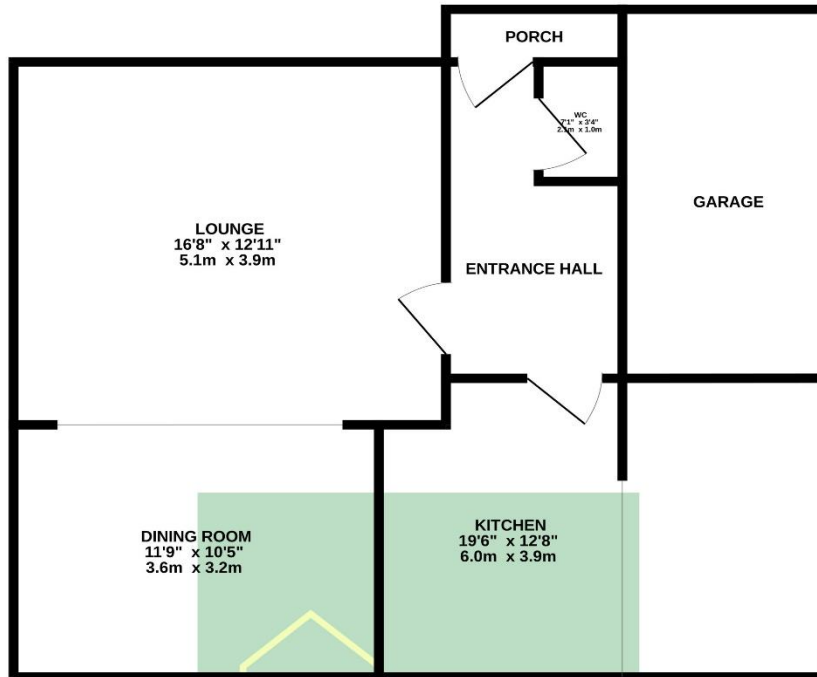
Available for sale with no onward chain, is this fantastic four bedroom detached home, enjoying a peaceful cul-de-sac location on Chartmount Way in the ever popular suburb of Gateacre, L25. Despite needing modernisation throughout, this property enjoys exceptionally generous and beautifully maintained living proportions and is practically bursting with potential, ready and waiting to be purchased by a lucky buyer who will put their own personal stamp on it. Following through an inviting entrance hall, you are led into a bright and spacious through lounge, which provides the ideal space for relaxing and enjoying mealtimes with family and friends. This room accommodates both a welcoming lounge area boasting a feature fireplace, and a designated dining area to the rear which enjoys sliding doors providing views and access out to the rear garden, flooding the space with natural light. This is followed by a substantial kitchen diner, complete with a range of fitted base and wall units and plentiful surface space, as well as ample room for a dining table. Concluding the ground floor is a convenient WC. Ascending to the first floor, you will find two generously sized double bedrooms along with two well-proportioned single rooms, all finished to an excellent standard and receiving plenty of daylight. The two double rooms enjoy a range of fitted furniture, with the master bedroom further benefitting from the added luxury of a four-piece ensuite bathroom, and completing the interior of this lovely home is a three-piece family bathroom suite. Externally, the property boasts a delightful rear garden consisting of a neatly maintained lawn and flagged patio area providing the ideal spot for enjoying al-fresco dining, all surrounded by established greenery borders which add visual appeal and offer seclusion. To the front, a substantial driveway provides ample off-road parking, and a garage accommodates additional storage space. A viewing is highly recommended to fully appreciate the potential that this property has to offer, presenting an opportunity not to be missed for those who are looking to tailor a home to their own tastes.

## **Location**

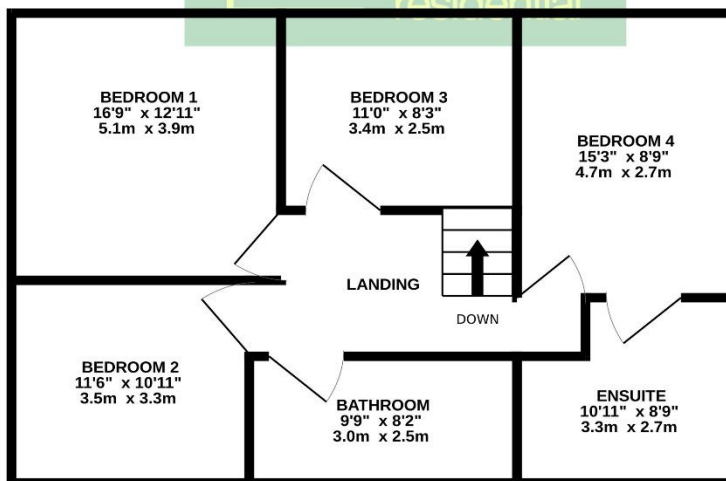
Slightly further out from the city centre, Gateacre has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character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

# Floor Plan

## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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**

Awaiting Image.

### **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.