



Woolton Hill Road, Woolton, Liverpool, L25 4RH

- Magnificent Four Bedroom Detached Residence
- Extended & Impeccably Presented Throughout
- Extended Open Plan Kitchen Diner, Utility & WC
- Ensuite to Dormer Room & Luxurious Bathroom
- Enviably Located in Affluent Suburb of Woolton
- Entrance Hall & Two Inviting Reception Rooms
- Four Generously Proportioned Double Bedrooms
- Brilliant Rear Garden, Off-Road Parking & Garage



Offers Over £710,000







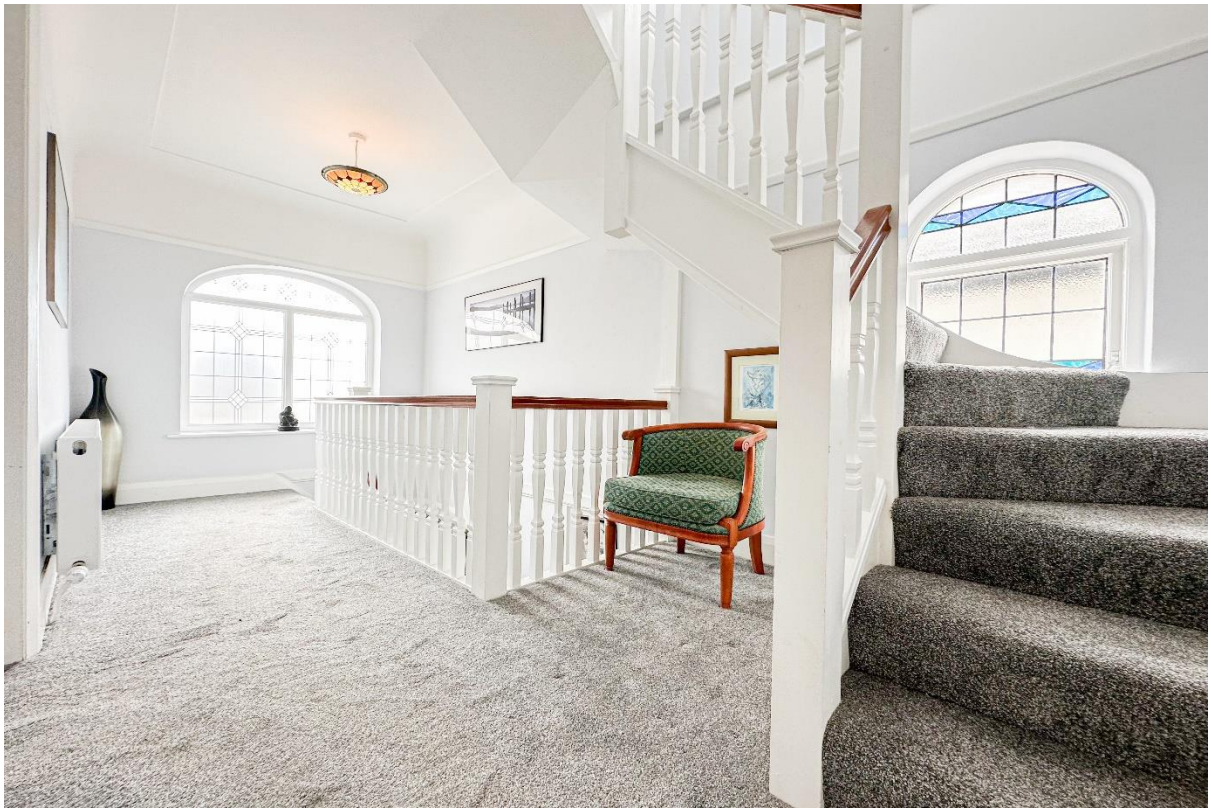






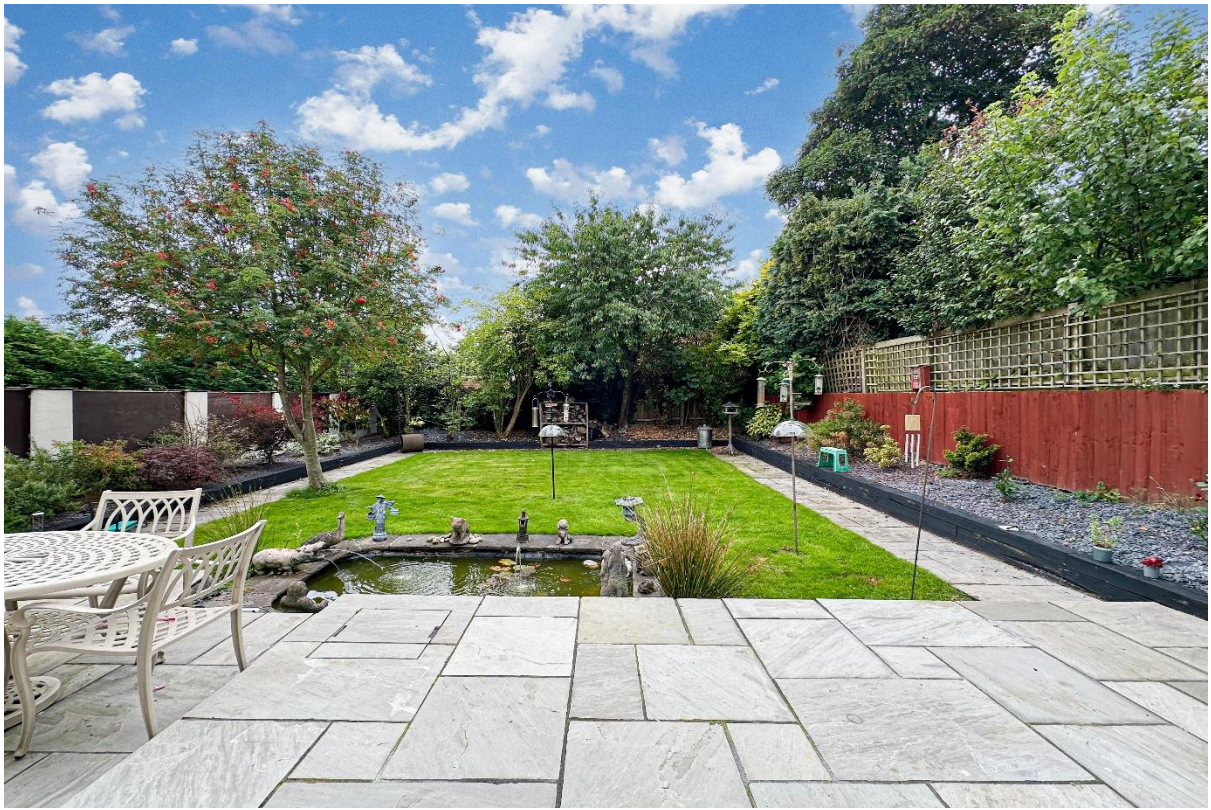












Description

Standing proudly on Woolton Hill Road in the ever desirable area of Woolton, L25, is this magnificent four bedroom detached home, showcased to the sales market by appointed agents Move Residential. The property boasts an imposing frontage exuding curb appeal, and having been extended to a high standard, offers extremely generous and beautifully presented living proportions within, promising to make an exceptional future home for a very lucky family. Upon entering the residence, you are greeted by a grand entrance hall which features an attractive parquet flooring, leading through to a spacious front reception room. Awash with natural light courtesy of a walk-in bay window and boasting an eye-catching wood-burner fireplace, this tastefully decorated room presents the ideal space for relaxing with family and friends. The elegant décor continues through to the second reception room which enjoys views and access out to the rear garden, providing a charming setting for enjoying family mealtimes. Following this is a stunning open plan extended kitchen diner, which has evidently been designed to the very highest specifications. The kitchen is complete with a range of sleek fitted base and wall units, complementary marble pattern worktops providing plentiful surface space, and a selection of integrated appliances. There is a spectacular centre island providing additional storage and worktop space, as well as ample room to accommodate a dining table, providing a fabulous space for entertaining guests. Bifold doors illuminate the room in daylight and allow for seamless transition between the kitchen and patio area – perfect for al-fresco hosting! Completing the ground floor is a utility room and convenient WC. The outstanding quality continues to the first floor where you will discover three generously sized double bedrooms, each finished to an excellent standard and receiving plenty of natural light, along with a luxurious four-piece family bathroom suite featuring contemporary style tiles to the walls and floor, and a walk-in shower unit. At the pinnacle of the property, the dormer floor is home to the spacious and well-presented fourth double bedroom, complete with the added luxury of a modern ensuite shower room. The property is further enhanced by the vast landscaped rear garden which provides a fantastic outdoor space for the whole household to enjoy. A smartly flagged patio area provides a serene spot for enjoying al-fresco dining and leads down to a neatly manicured lawn area ideal for recreational activities, which is surrounded by decorative pebbled borders and boasts a charming pond at the centre. To the front, a substantial driveway provides ample off-road parking, and a sizable garage accommodates additional storage space. This enviable residence presents an opportunity not to be missed for those looking for their forever family home in one of South Liverpool's most sought-after locations.

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. 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.

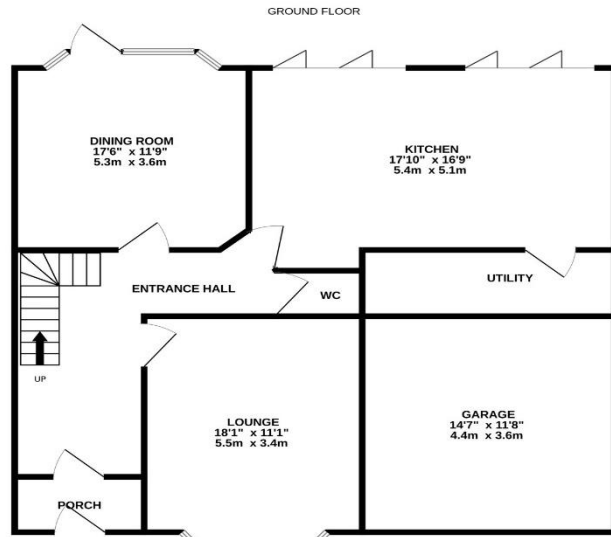
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

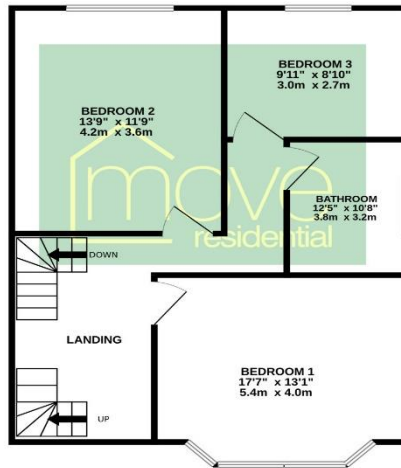
Additional Information

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.

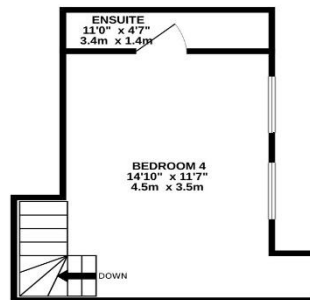
Floor Plan



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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