



Gateacre Rise, Woolton, Liverpool, L25 5LA

- Sensational Four Bedroom Detached Property
- Spacious & Impeccably Presented Throughout
- Kitchen Designed to High Specification & WC
- Two Luxurious Four-Piece Family Bathrooms
- Enviably Located in Desirable Area of Woolton
- Entrance Hall & Open Plan Living/Dining Area
- Four Impeccably Presented Double Bedrooms
- Fantastic Garden to Rear & Off-Road Parking



£640,000





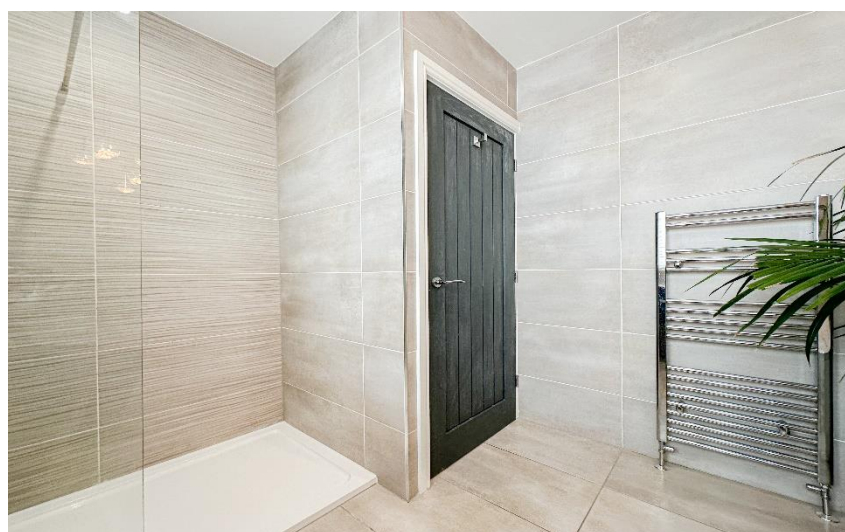






















Description

Far surpassing all expectations is this sensational four bedroom detached property, enjoying an enviable location in the highly desirable area of Woolton, L25. The property boasts a modern frontage exuding curb appeal and offers a carefully considered layout set over three floors with generous and immaculately presented living proportions throughout. Showcasing exceptional quality finishes and a plethora of modern touches, those looking for a contemporary home that emanates luxury should look no further. Upon entering the property you are greeted by an elegant entrance hall, which sets a precedent for the rest of the property and leads through to a stunning spacious living and dining area which presents the ultimate social space for relaxing and enjoying mealtimes with family and friends. This room boasts a fresh and stylish décor, featuring an attractive wood style flooring, whilst large windows and a set of french doors out to the garden flood the space with natural light. Following this is a substantial modern kitchen, evidently designed to the highest specifications, complete with a range of sophisticated base and wall units, complementary marble pattern worktops providing plentiful surface space, and a selection of sleek integrated appliances. Completing the ground floor is a convenient WC. The exceptional standard continues through to the first floor where you will discover three of the four generously sized double bedrooms, all finished to an impeccable standard, enjoying plush carpeting and a tasteful décor, and receiving plenty of natural light. A luxurious four-piece family bathroom suite concludes this floor, complete with a walk-in shower unit and chic tiling to the walls and floor. At the pinnacle of the property, the second floor is home to the fabulous master bedroom which enjoys mirrored fitted wardrobes and french doors out to a juliet balcony, bathing the room in daylight and offering picturesque views of the rear garden and beyond. Accompanying the master bedroom is a second deluxe fully tiled four-piece family bathroom suite which boasts a spectacular bathtub. Externally, the property is further enhanced by an enchanting rear garden which provides the ultimate outdoor space for the whole household to enjoy. The garden comprises of a meticulously maintained lawn area surrounded by decorative greenery borders, ideal for recreational activities, and a smartly flagged patio area providing a serene spot for enjoying al-fresco dining and entertaining. To the front, a garden area adds to the property's visual appeal and a paved driveway accommodates off-road parking. A viewing is highly recommended to truly appreciate the exemplary specifications and spacious proportions that this stunning property has to offer, certain to make an incomparable and enviable future home for a very lucky buyer.

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 centre of Woolton and a small number of apartment developments. Towards the centre of Woolton Village there is a collection of Grade II listed buildings including Georgian terraces and Victorian municipal buildings, such as the library and swimming baths. Woolton Village is a designated conservation area due to the historical value of many of its buildings. Green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers and Reynolds Park all within L25, not to mention Strawberry Fields. 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. Schools in the area are highly regarded and include St Francis Xavier's (SFX) College and Woolton primary school. Liverpool South Parkway 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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

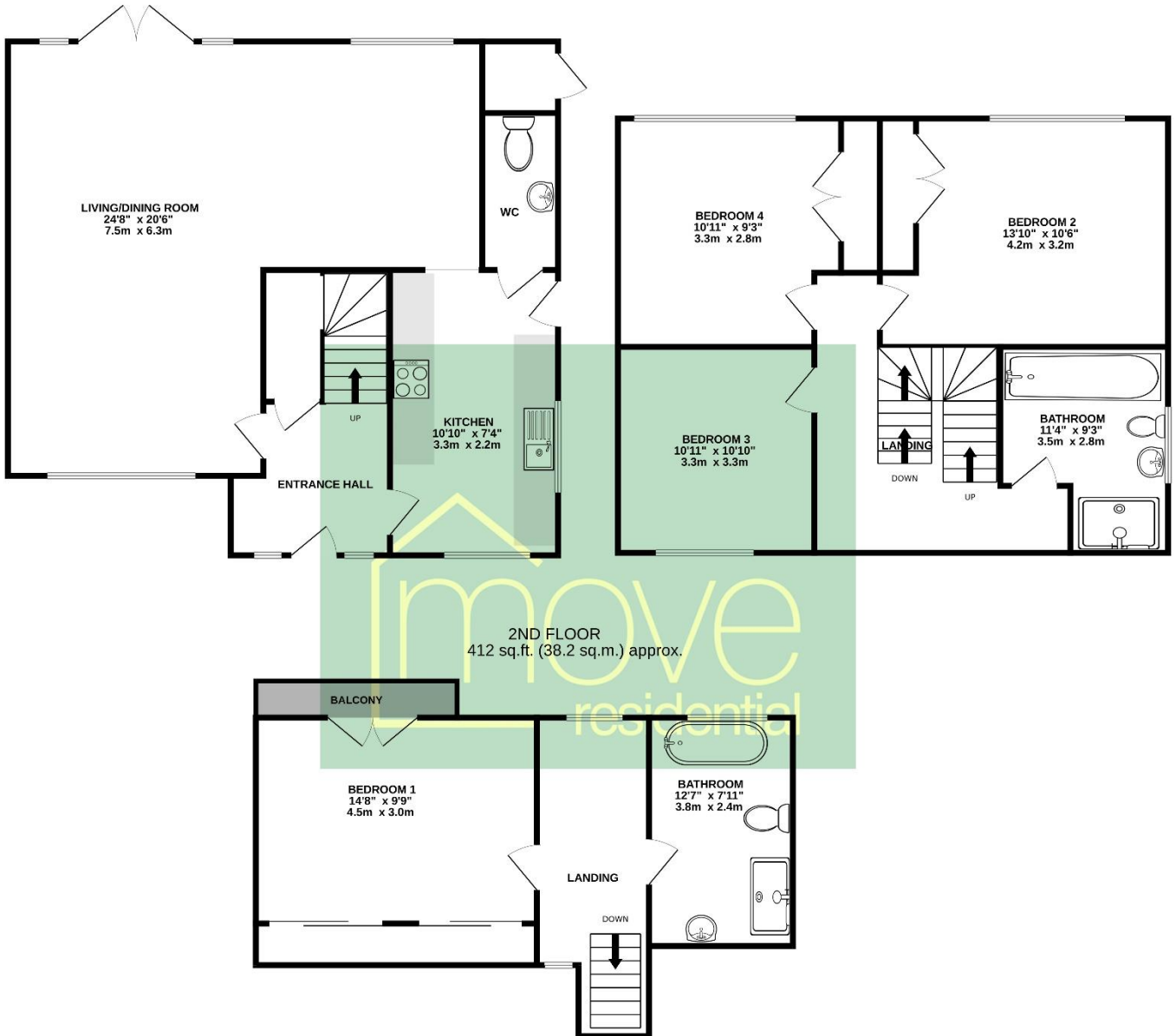
Additional Information

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

GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1431sq.ft. (132.9 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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