



Cambrian Way, Woolton, Liverpool, L25 5NT

- Delightful Three Bedroom Semi Detached Property
- Occupies a Generous Plot - Bursting With Potential
- Two Charming Conservatories & Fitted Kitchen Diner
- Large Single Room & Fully Tiled Family Bathroom
- Enviable Location in the Desirable Area of Woolton
- Porch, Entrance Hall & Welcoming Reception Room
- Two Bright & Well-Proportioned Double Bedrooms
- Expansive Rear Garden, Off-road Parking & Garage



£450,000

















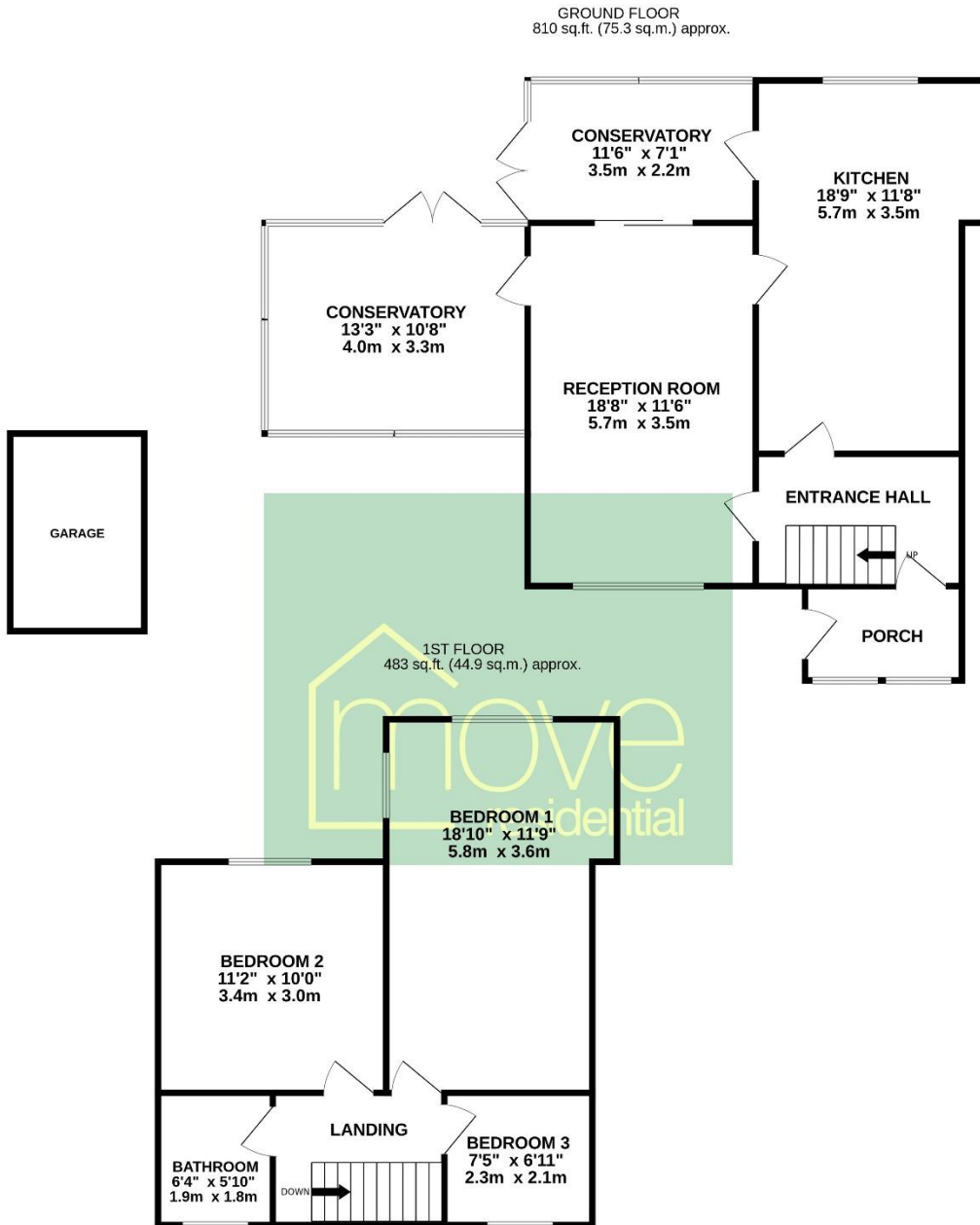
Description

This delightful three bedroom extended semi detached home has arrived at the sales market courtesy of appointed agents, Move Residential. Enjoying an enviable location on Cambrian Way, in the ever-desirable area of Woolton, L25, this property occupies a generous plot and is bursting with potential, offering spacious and beautifully maintained accommodation throughout, presenting an opportunity not to be missed for those searching for a home they can put their own stamp on. Following through the porch, you are greeted into the property by an inviting entrance hall which leads through to a bright and spacious reception room. Boasting an eye-catching feature fireplace to the centre and a set of sliding doors out to the conservatory, this provides a welcoming space to relax and unwind. The conservatory is beautifully presented and offers a charming alternative sitting area where views of the rear garden can be enjoyed. The lounge also provides access to a second exceptionally generous conservatory which is currently in use as a workshop but offers exciting potential for a range of uses. Continuing through, you will find a substantial kitchen diner complete with a range of fitted base and wall units and plentiful surface space. With plenty of room to accommodate a dining table, this presents a sociable space for enjoying family mealtimes. Ascending to the first floor you will find an extended double bedroom, a second double room and a well-proportioned single bedroom, each finished to an excellent standard and receiving plenty of natural light. Concluding the interior of this wonderful home is a fully tiled three-piece family bathroom suite. Externally, the property is enhanced by a vast and enchanting rear garden, which provides all the outdoor space a family could possibly wish for, consisting of an expansive and meticulously maintained lawn surrounded by established greenery borders which add visual appeal and seclusion, along with a raised decking area which offers a serene spot to enjoy alfresco dining and entertaining. To the front, a substantial driveway accommodates off-road parking, and a detached garage offers an abundance of additional storage space. A viewing is highly recommended to fully appreciate the scope that this property has to offer, promising to make a fantastic future home for a very lucky family.

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



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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.