



Viola Drive, Belle Vale, Liverpool, L27 1AF

- Stunning Three Bedroom Semi Detached Property
- No Onward Chain - Opportunity Not To Be Missed
- Entrance Hall, Stylish Fitted Kitchen, Lounge & WC
- Ensuite to Master & Deluxe Main Bathroom Suite
- Located in Favoured Residential Area of Belle Vale
- Generously Proportioned & Beautifully Presented
- Two Substantial Double Bedrooms & Large Single
- Fantastic Rear Garden & Off-Road Parking to Front



£240,000













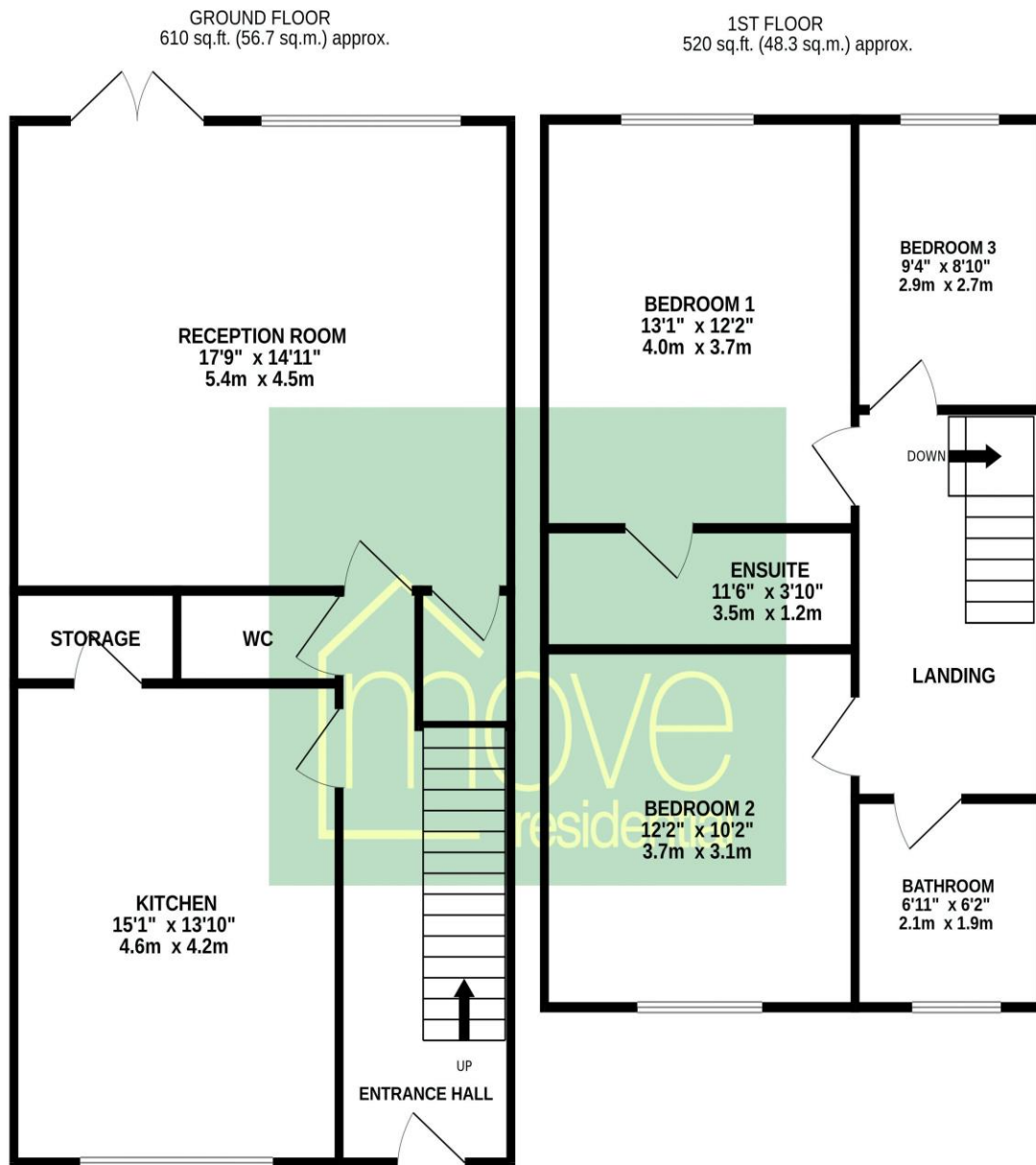
Description

Available for sale with no onward chain is this stunning three bedroom semi detached home, located on Viola Drive in the popular residential area of Belle Vale, L27. Boasting an attractive frontage, this modern property offers generous and beautifully presented living proportions throughout, promising to provide a fabulous future home for growing families. An inviting entrance hall greets you into the property, enjoying an attractive wood style flooring which features throughout the ground floor, leading into a modern breakfast kitchen. Evidently designed to a high specification, the kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. Following this is a spacious reception room which offers ample room to accommodate both a sitting and dining area, presenting the perfect social space for relaxing and enjoying family mealtimes. The room has been finished in a neutral tasteful décor and enjoys a set of French doors offering views and access out to the rear garden, and flooding the space with natural light. Completing the ground floor is a convenient WC. The property continues to impress as you ascend to the first floor which is home to two generously sized double bedrooms and a well-proportioned single room, all impeccably presented and featuring plush carpeting throughout. The master bedroom enjoys the added luxury of a contemporary ensuite shower room, and completing the interior of this lovely home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden, made up of a neatly maintained lawn, ideal for recreational activities, and a patio area perfect for al-fresco dining. To the front, a well-maintained driveway provides off-road parking.

Location

Slightly further out from the centre, Belle Vale 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. 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 : 1130 sq.ft. (105.0 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.
Made with Metropix ©2024

EPC Summary

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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.