



Viola Drive, Belle Vale, Liverpool, L27 1AF

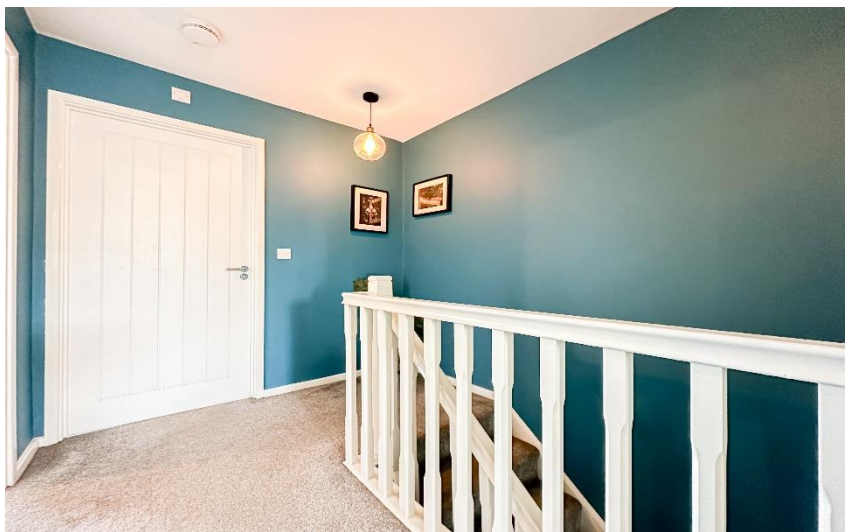
- Stunning Three Bedroom Semi Detached Property
- Spacious & Immaculately Presented Throughout
- Striking Modern Kitchen Diner & Downstairs WC
- Contemporary Style Three-Piece Bathroom Suite
- Located in Popular Residential Area of Belle Vale
- Inviting Entrance Hall & Generous Family Lounge
- Two Substantial Double Bedrooms & Large Single
- Brilliant Rear Garden & Off-Road Parking to Front



£225,000















Description

This stunning three bedroom semi detached home, located on Viola Drive in the popular residential area of Belle Vale, L27, is introduced to the sales market by appointed agents Move Residential. Certain to make a brilliant future home for a very lucky family, this modern property boasts an attractive frontage and offers spacious and immaculately presented accommodation throughout. A bold and stylish entrance hall welcomes you into the property, featuring a wood-style flooring which can be found throughout the ground floor, leading you into a generously sized reception room. Finished in a neutral tasteful décor and awash with natural light, this presents a welcoming space to relax with family and friends. Following this is a striking kitchen diner which has evidently been designed to top specifications, providing a delightful sociable space for enjoying family mealtimes. The kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is ample room to accommodate a dining table in front of a patio door which provides views and access out to the rear garden, illuminating the space in daylight. Concluding the ground floor is a convenient WC. The impressive quality continues to the first floor where you will find two substantial double bedrooms and a well-proportioned single room, all finished to an impeccable standard and receiving plenty of daylight. Completing the interior of this lovely home is a contemporary style 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 raised decking and smartly flagged patio area providing the perfect spots for al-fresco dining. To the front, a well-maintained driveway provides off-road parking.

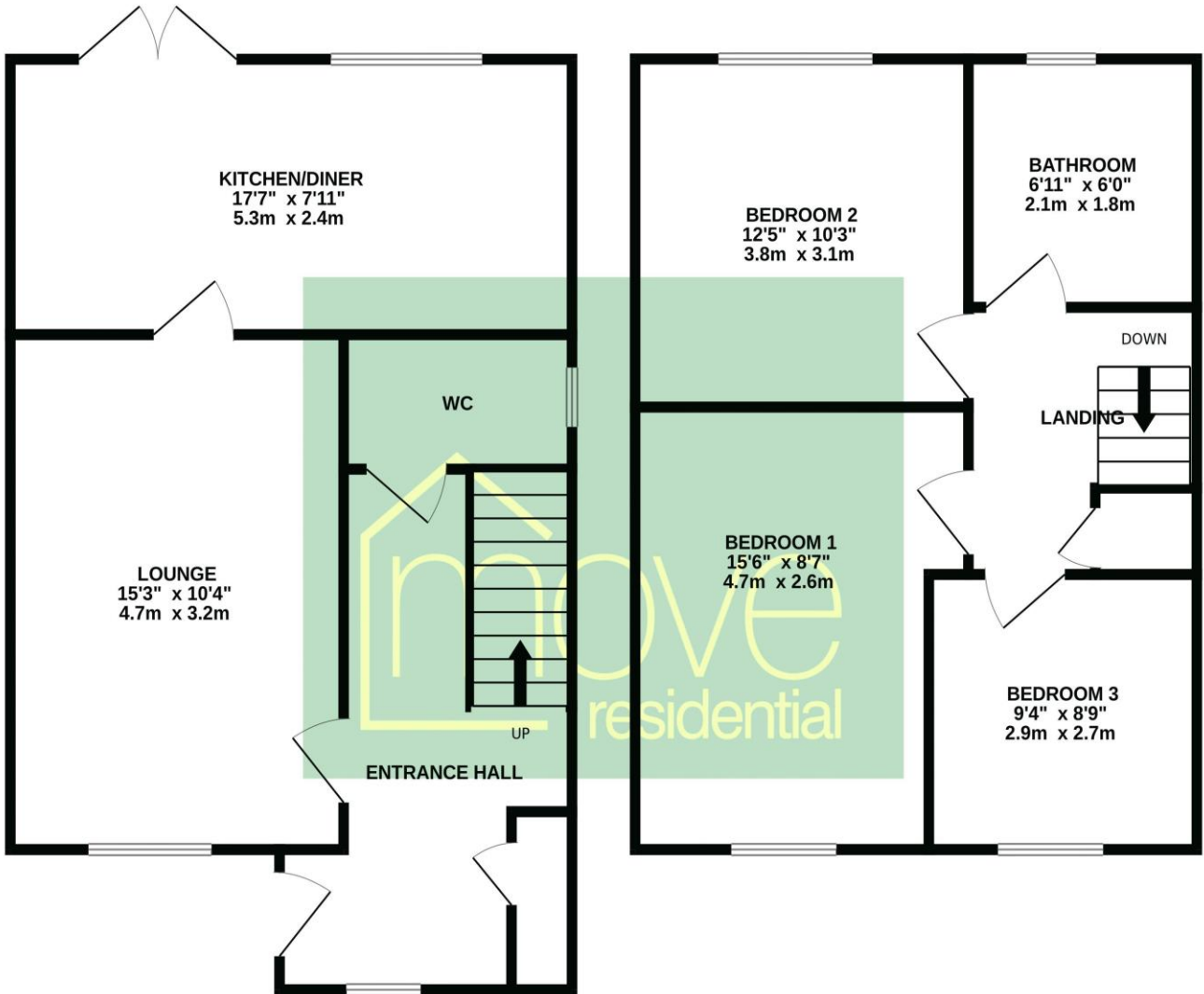
Location

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

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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.