



Huyton Hall Crescent, Huyton, Liverpool, L36 5RL

- Magnificent Four Bedroom Detached Residence
- Vast & Beautifully Presented Living Proportions
- Striking Open Plan Kitchen Diner & Utility Room
- Ensuite to Master & Deluxe Family Bathroom
- Situated in Secure Gated Community in Huyton
- Hallway, Two Lounges, Study & Shower Room
- Four Bright & Generously Sized Double Rooms
- Garden, Off-Road Parking & Detached Garage

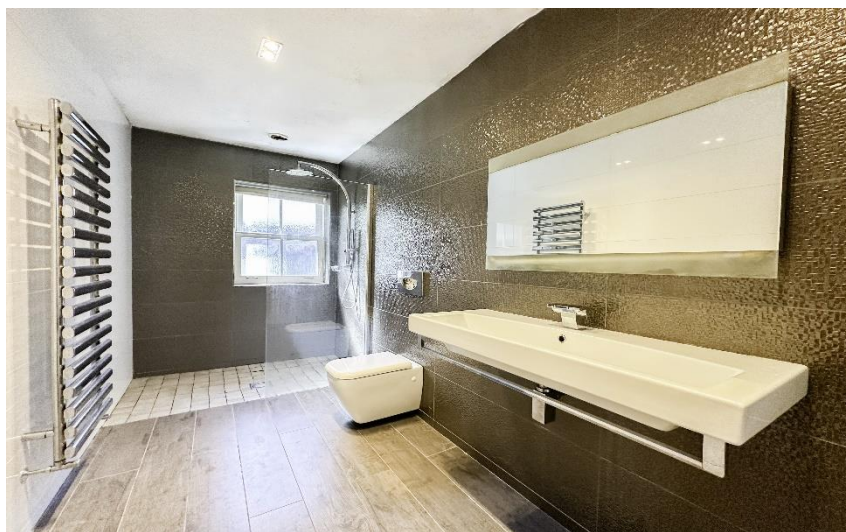


£900,000





















Description

Standing proudly on Huyton Hall Crescent in the highly favoured residential area of Huyton, L36, is this magnificent four bedroom executive detached property, showcased to the sales market by appointed agents Move Residential. Situated within a secure gated community, the property boasts an imposing double frontage and offers vast and beautifully presented living proportions throughout, certain to impress even the most discerning of buyers. A grand entrance hall greets you into the property, leading through to a bright and spacious family lounge, enjoying french doors which provide access out to the rear garden, and flood the space with natural light. Finished in a neutral décor with a real wood flooring, this presents a welcoming space to relax with family and friends. At the heart of the home is a striking open plan kitchen dining and living area, providing the ultimate space for sociable family living. The kitchen has clearly been designed to the highest specifications, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The spectacular centre island incorporates a breakfast bar, providing the ideal spot for more casual dining, whilst a designated dining space presents the perfect setting for formal meals and entertaining guests, accommodated within the conservatory area which provides views and access out to the rear garden. With ample room on offer to also accommodate a sitting area, this versatile space is certain to far surpass the requirements of future occupants. The expansive ground floor is also home to a second well-presented sitting room, a bright and airy study perfect for those who work from home, a well-equipped utility room and a deluxe shower room featuring a walk-in shower unit. The property continues to impress as you ascend to the first floor where you are welcomed by a gallery landing leading through to four generously sized double bedrooms. The sleeping accommodation has been finished to an excellent standard featuring real wood flooring throughout, with each bedroom receiving an abundance of daylight. The master room further benefits from the added luxury of a deluxe ensuite shower room and dressing room, and completing the interior of this sensational home is a luxurious family bathroom suite. Externally, the property is further enhanced by an expansive rear garden presenting a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities, whilst a raised decking area and smartly flagged patio provide perfect spots for enjoying al-fresco dining and entertaining during the warmer months. Overlooking a communal green, to the front of the property a substantial horseshoe driveway provides plenty of off-road parking, whilst a sizable detached garage accommodates an abundance of additional storage space. A viewing is highly recommended to fully appreciate the expansive and versatile living proportions that this exceptional residence has to offer, promising to make an incomparable forever home for a very lucky family.

Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

EPC Summary

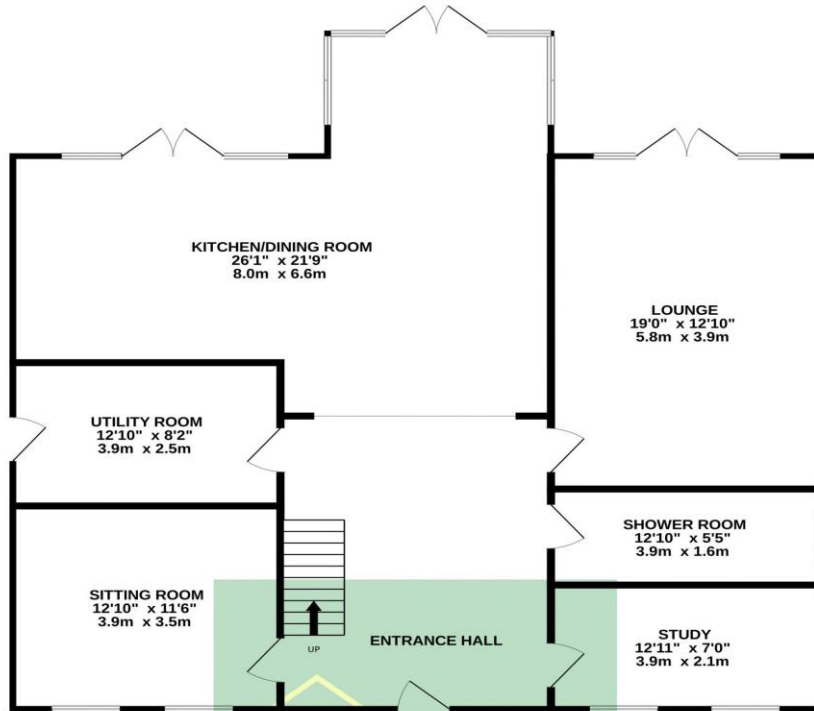
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

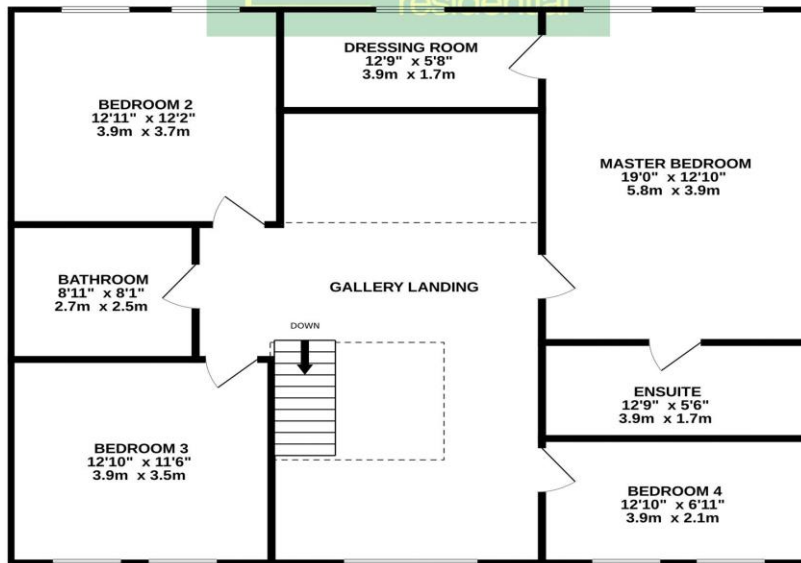
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floor Plan

GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 2518 sq.ft. (233.9 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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