

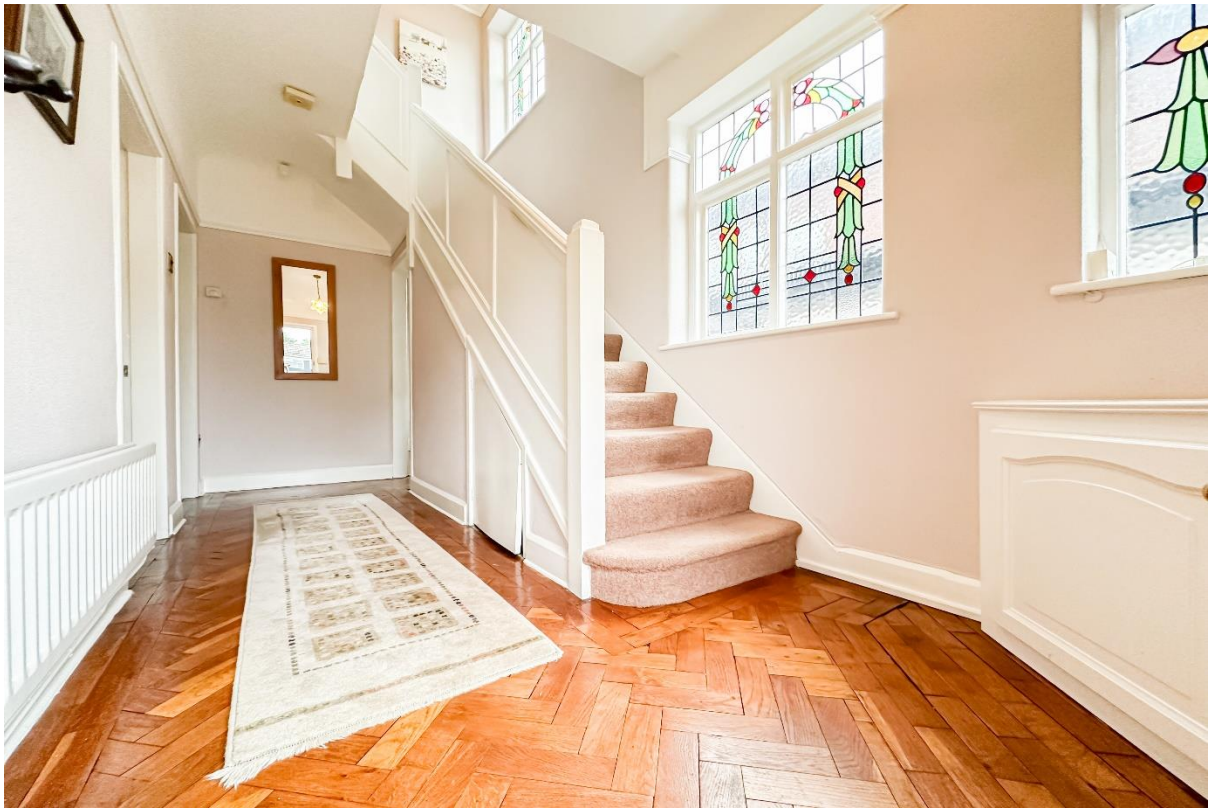


## Hollytree Road, Woolton, Liverpool L25 5PB

- Spectacular Three Bedroom Semi Detached Residence
- Expansive & Impeccably Maintained Living Proportions
- Charming Dining Room & Extended Fitted Kitchen Diner
- Large Single Bedroom & New Luxurious Shower Room
- Enviably Located in the Sought-After Area of Woolton
- Entrance Hall & Immaculately Presented Family Lounge
- Two Generous & Beautifully Finished Double Bedrooms
- Fantastic Garden with Raised Patio & Off-Road Parking



£400,000

























## **Description**

Enjoying a prime position on Hollytree Road in the highly sought-after area of Woolton, L25, is this spectacular three bedroom extended semi detached home, proudly showcased to the sales market courtesy of appointed agents, Move Residential. Boasting an attractive frontage with generous and impeccably presented living proportions throughout, this presents an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most desirable locations, just a short walk away from the picturesque Woolton Village. An inviting entrance hall greets you into the residence, featuring an attractive parquet flooring and stunning stained-glass windows, leading through to a spacious and beautifully presented family lounge. Awash with natural light, this room has been finished in a tasteful décor which complements the eye-catching feature fireplace, presenting a welcoming space to relax and unwind. This is followed by a second generously sized reception room which opens out into a sun room, enjoying french doors to the rear which flood the space with daylight and offer views and access out to the lovely garden, presenting a delightful setting for enjoying mealtimes and entertaining guests. The extended kitchen is complete with a vast range of elegant fitted base and wall units, complementary wood style worktops providing plentiful surface space, and a selection of integrated appliances. The exceptional quality continues to the first floor where you will find two substantial double bedrooms, and a well proportioned single bedroom, each finished to an impeccable standard, featuring plush carpeting throughout and receiving plenty of daylight. The master bedroom enjoys a large bay window whilst the second bedroom benefits from fitted wardrobes. Adding the finishing touch to this wonderful home is a brand-new luxurious shower room, boasting chic tiling to the walls and floor. Externally, the property is further enhanced by a fantastic rear garden which provides the ultimate outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities, whilst a smartly flagged raised patio area provides the perfect spot for enjoying al-fresco dining during the warmer months. To the front a paved driveway accommodates off-road parking.

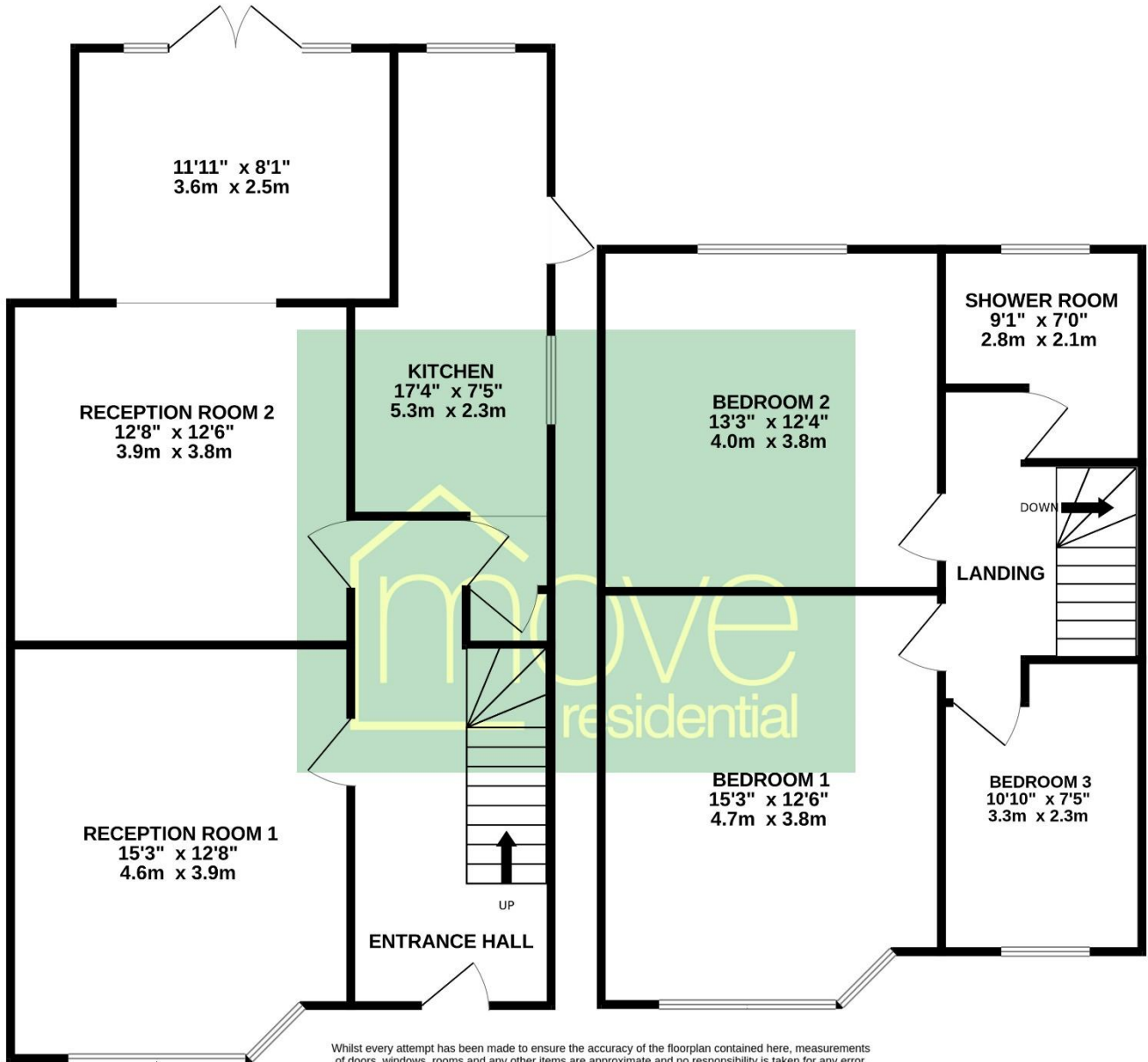
## **Location**

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 St Julies Catholic High School, Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Primary schools in the area include Bishop Martin & Much Woolton. 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

1ST FLOOR



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	70 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.