



## Byron Court, Woolton, Liverpool, L25 6LY

- Three Bedroom Ground Floor Apartment
- Generously Sized & Beautifully Presented
- Spacious & Welcoming Reception Room
- Ensuite to Master & Main Bathroom Suite
- Located in Sought-After Area of Woolton
- Entrance Hall & Modern Fitted Kitchen
- Two Double Bedrooms & Single Bedroom
- Two Parking Spaces & Communal Gardens



Offers Over £250,000









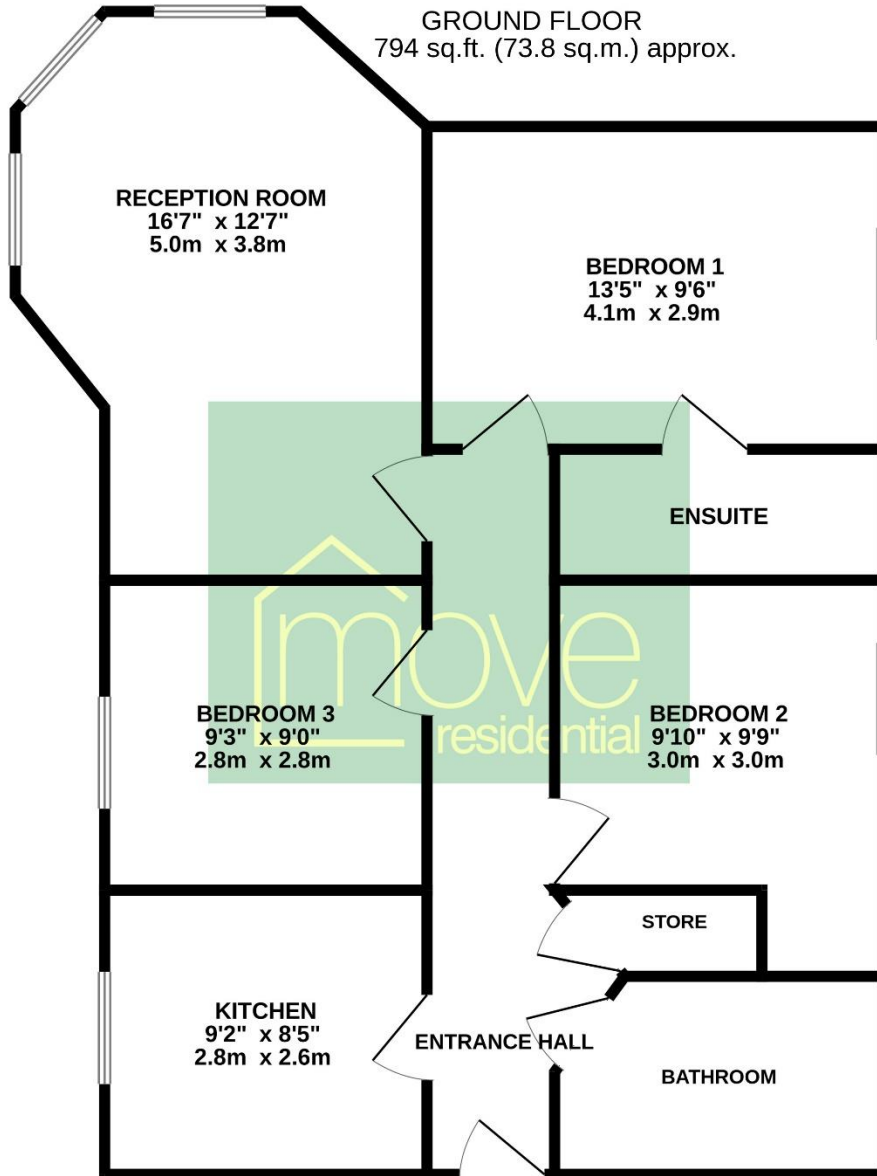
## **Description**

Move Residential are thrilled to present to the sales market this delightful three bedroom ground floor apartment. Located in a desirable development in the highly sought-after area of Woolton, this apartment offers spacious and beautifully presented accommodation throughout, promising to make a fantastic future home for a very lucky buyer. Accessed via a smart communal entrance, you are greeted into the apartment by an inviting entrance hall, leading through to a modern kitchen. The kitchen is complete with a range of fitted base and wall units, plentiful worktop space and a selection of integrated appliances. This is followed by a spacious lounge which is awash with natural light and presents a welcoming space to relax and unwind, finished in a neutral décor featuring an attractive wood style flooring. The sleeping accommodation consists of two generously sized double bedrooms and a well-proportioned single bedroom, each finished to an excellent standard featuring plush carpeting throughout and receiving plenty of daylight. The master bedroom enjoys the added luxury of a contemporary ensuite shower room, and completing the interior of this lovely apartment is a deluxe three-piece family bathroom suite. Externally, the property further benefits from two allocated parking spaces, and residents can enjoy access to the charming communal gardens.

## **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 : 794 sq.ft. (73.8 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		
69-80	C	74 C	76 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.