



## North Linkside Road, Woolton, Liverpool, L25 9NT

- Fabulous Three Bedroom Semi Detached Property
- Re-Furnished to an Impressive Standard Throughout
- Generous Dining Room & Modern Fitted Kitchen
- Contemporary Three-Piece Family Bathroom Suite
- Envious Location in the Desirable Area of Woolton
- Inviting Entrance Hall & Welcoming Family Lounge
- Two Double Bedrooms & Substantial Single Room
- Sizable Rear Garden, Off-Road Parking & Garage



Offers in Excess of £290,000





















## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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.



## **Description**

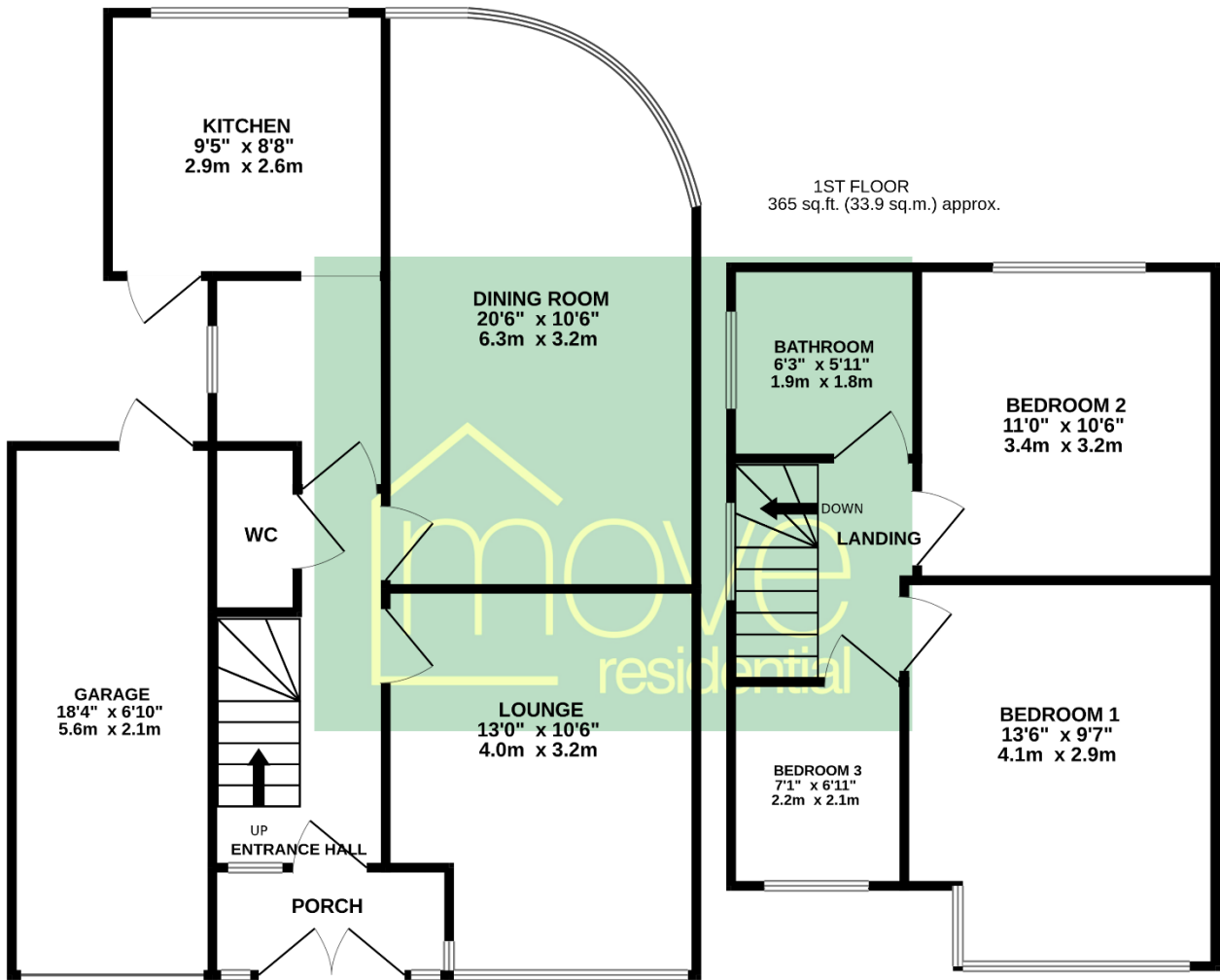
Located in the ever-desirable area of Woolton, L25, is this fabulous three bedroom semi detached property, proudly presented to the sales market by appointed agents Move Residential. This property has been fully refurbished to a high standard, offering generous and immaculately presented living proportions throughout, promising to make a fantastic future home for growing families. An inviting entrance hall greets you into the property, leading into a spacious family lounge. Awash with natural light and enjoying a neutral tasteful décor with plush carpeting, this presents a welcoming space to relax and unwind. This is followed by a generously sized dining room which enjoys views out to the rear garden, offering a delightful setting for enjoying family mealtimes and entertaining guests. Continuing through you will find a newly fitted modern kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. Concluding the ground floor is a convenient WC located under the stairs. Ascending to the first floor, you will find two substantial double bedrooms along with a well-proportioned single bedroom, each finished to an excellent standard and receiving plenty of natural light. Adding the finishing touch to this wonderful home is a deluxe three-piece family bathroom suite featuring chic subway tiles to the walls. Externally, the property further benefits from a sizable rear garden which offers an exciting opportunity for prospective buyers to tailor the outside space to their own tastes. To the front, a driveway provides off-road parking, whilst a garage accommodates additional storage space.

## **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

GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

TOTAL FLOOR AREA : 1119sq.ft. (104.0 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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