



## Gateacre Park Drive, Gateacre, Liverpool, L25 4UE

- Charming Two Bedroom Detached Bungalow
- Well-Proportioned & Beautifully Maintained
- Delightful Conservatory & Modern Kitchen
- Lovely Lawned Rear Garden with Patio Area
- Located in Highly Favoured Area of Gateacre
- Entrance Hall & Welcoming Reception Room
- Two Generous Bedrooms & Shower Room
- Substantial Driveway & Detached Garage

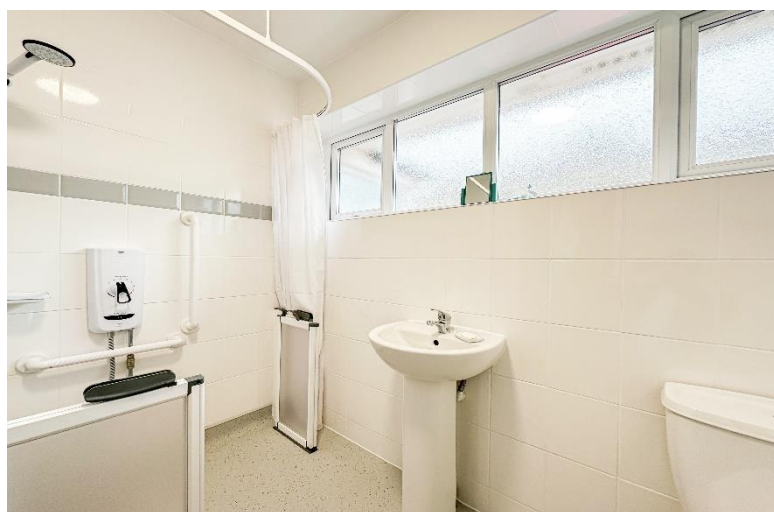
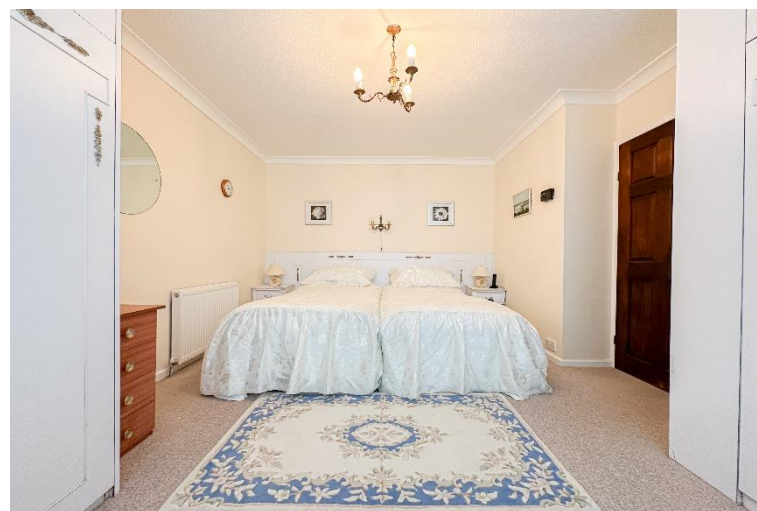


£450,000











## **Description**

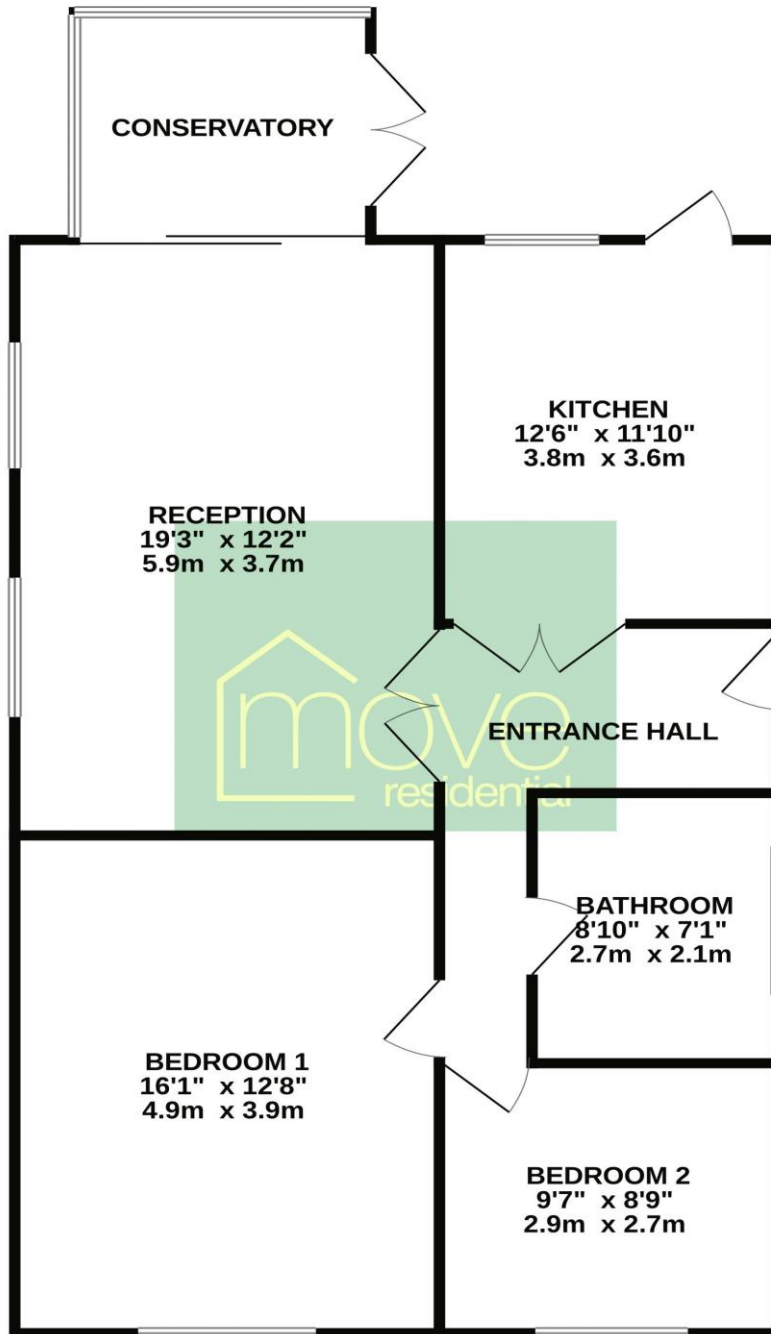
Providing an opportunity not to be missed for those looking to downsize is this charming two bedroom detached bungalow, located on Gateacre Park Drive in the highly favoured residential area of Gateacre, L25. Welcomed to the sales market by appointed agents Move Residential, this property boasts spacious and beautifully maintained accommodation throughout, and offers exciting potential for modernisation. Following through the entrance hall, you are led into a bright and generously sized reception room, which offers a welcoming space to relax and unwind with family and friends, enjoying a set of sliding doors out to the rear which provide access to the well-presented conservatory, offering a delightful additional sitting area where views of the garden can be enjoyed. This is followed by a modern kitchen which is complete with a range of attractive fitted base and wall units and complementary worktops providing plentiful surface space. The sleeping accommodation consists of two substantial double bedrooms, both finished to an excellent standard and flooded with natural light, and adding the finishing touch to the interior of this lovely home is a family shower room. Externally, the property is enhanced by a sizable rear garden, consisting of a neatly maintained lawn surrounded by decorative greenery borders, and a smartly flagged patio area offering a serene spot for al-fresco dining during the warmer months. To the front, a large driveway provides off-road parking, whilst a detached garage accommodates additional storage space.

## **Location**

Slightly further out from the city centre, Gateacre 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, the charming Woolton Picture House cinema and a library. 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  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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## **EPC Summary**

Awaiting Image.

### **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.