



Hillside Drive, Woolton, Liverpool, L25 5NS

- Magnificent Four Bedroom Detached Property
- A Rare Find - Available with No Onward Chain
- Impressive Kitchen Diner & Ground Floor WC
- Ensuite to Master & Luxurious Bathroom Suite
- Envious Location in Desirable Woolton Village
- Porch, Entrance Hall & Two Reception Rooms
- Four Bright & Beautifully Presented Bedrooms
- Substantial Garden, Off-Road Parking & Garage



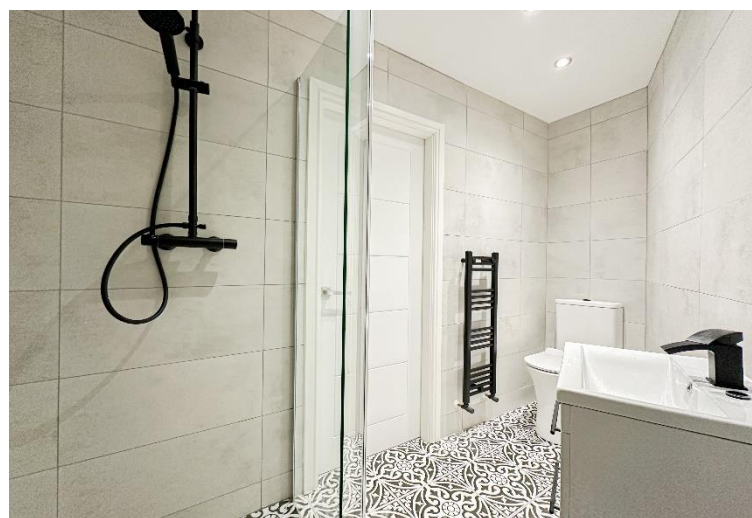
£650,000

















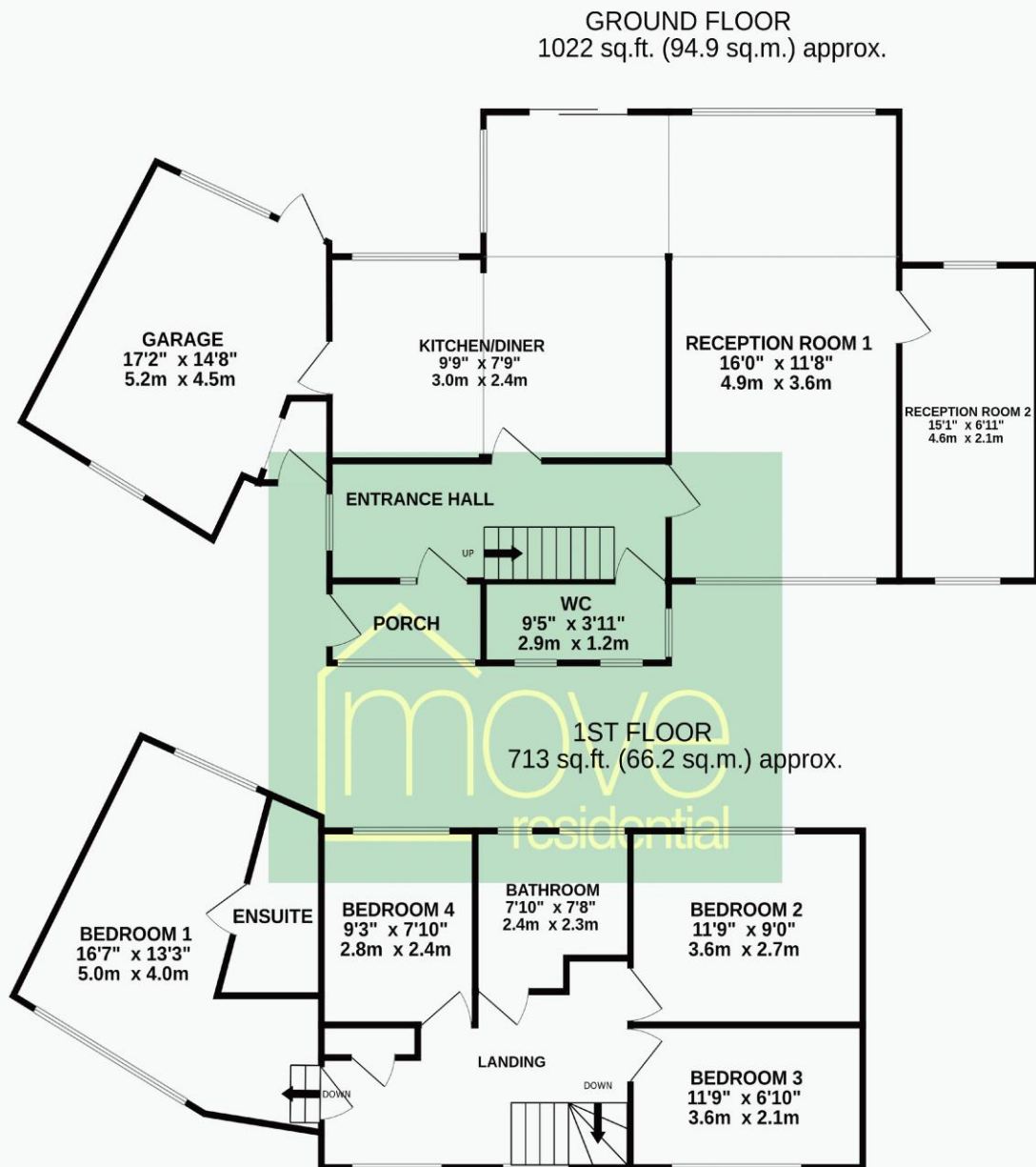
Description

Enjoying an enviable location in the ever-desirable Woolton Village, L25, is this magnificent four bedroom detached residence, offered for sale with no onward chain courtesy of appointed agents Move Residential. Boasting expansive and immaculately 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 coveted locations. You are greeted into the residence by a porch and inviting entrance hall which features an attractive parquet style flooring. To the left, you are guided into a substantial kitchen which has evidently been designed to high specifications complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space and a selection of integrated appliances, along with a well-equipped utility room at the rear. The kitchen flows seamlessly into a designated dining area, which enjoys a set of sliding doors providing views and access out to the rear garden and flooding the space with natural light, providing a delightful social setting for enjoying family mealtimes and entertaining guests. Continuing through, you will find the first of two spacious reception rooms, enjoying a tasteful décor and dual aspect windows bathing the room in daylight, presenting a welcoming space to relax and unwind with family and friends. This is followed by the second beautifully presented reception room which would make a lovely playroom or office for those who work remotely. Concluding the extensive ground floor is a convenient WC and cloakroom. The property continues to impress as you ascend to the first floor, where you will discover four generously sized bedrooms, each finished to an excellent standard featuring plush carpeting throughout and receiving plenty of natural light. The exceptionally spacious master bedroom enjoys the added luxury of a deluxe ensuite shower room featuring chic patterned flooring, and adding the finishing touch to the interior of this wonderful home is a luxurious three-piece family bathroom suite featuring stylish marble pattern tiles to the walls and floor. Externally, this residence is further enhanced by a substantial rear garden which is certain to make a fantastic outdoor space for the whole household to enjoy, offering ample room for recreational activities and al-fresco dining. To the front, a driveway accommodates off-road parking for two vehicles, and the property further benefits from a sizable garage which offers plenty of scope for conversion.

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 : 1735 sq.ft. (161.2 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		75 C
55-68	D	58 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.