



## Vale Road, Woolton, Liverpool, L25 7RX

- Delightful Two Bedroom End Terrace Home
- Spacious & Beautifully Presented Throughout
- Impressive Open Plan Kitchen & Dining Area
- Huge Contemporary Three-Piece Bathroom
- Prime Location In Desirable Area of Woolton
- Entrance Hall & Bay-Fronted Family Lounge
- Two Bright & Impeccably Finished Bedrooms
- Low-Maintenance Enclosed Yard To The Rear



Offers Over £250,000

















## EPC Summary

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>57 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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**

Enjoying a prime location on Vale Road in the ever desirable area of Woolton, L25, is this delightful two bedroom end terrace home, welcomed to the sales market by appointed agents Move Residential. Offering generous and modern accommodation throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the entrance hall you are led into a spacious bay-fronted family lounge which is awash with natural light and enjoys a tasteful décor featuring plush carpeting, presenting a tranquil space to relax and unwind. At the centre of the home is an impressive open plan kitchen diner which is immaculately presented, boasting attractive wood style flooring, providing a fabulous social space for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is a centre island incorporating a breakfast bar which provides the perfect spot for more casual dining, as well as ample room to accommodate a dining table. Continuing up to the first floor, you will find two generously sized and beautifully presented double bedrooms, accompanied by a huge contemporary style three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed yard to the rear providing the ideal spot for enjoying al-fresco dining during the warmer months.

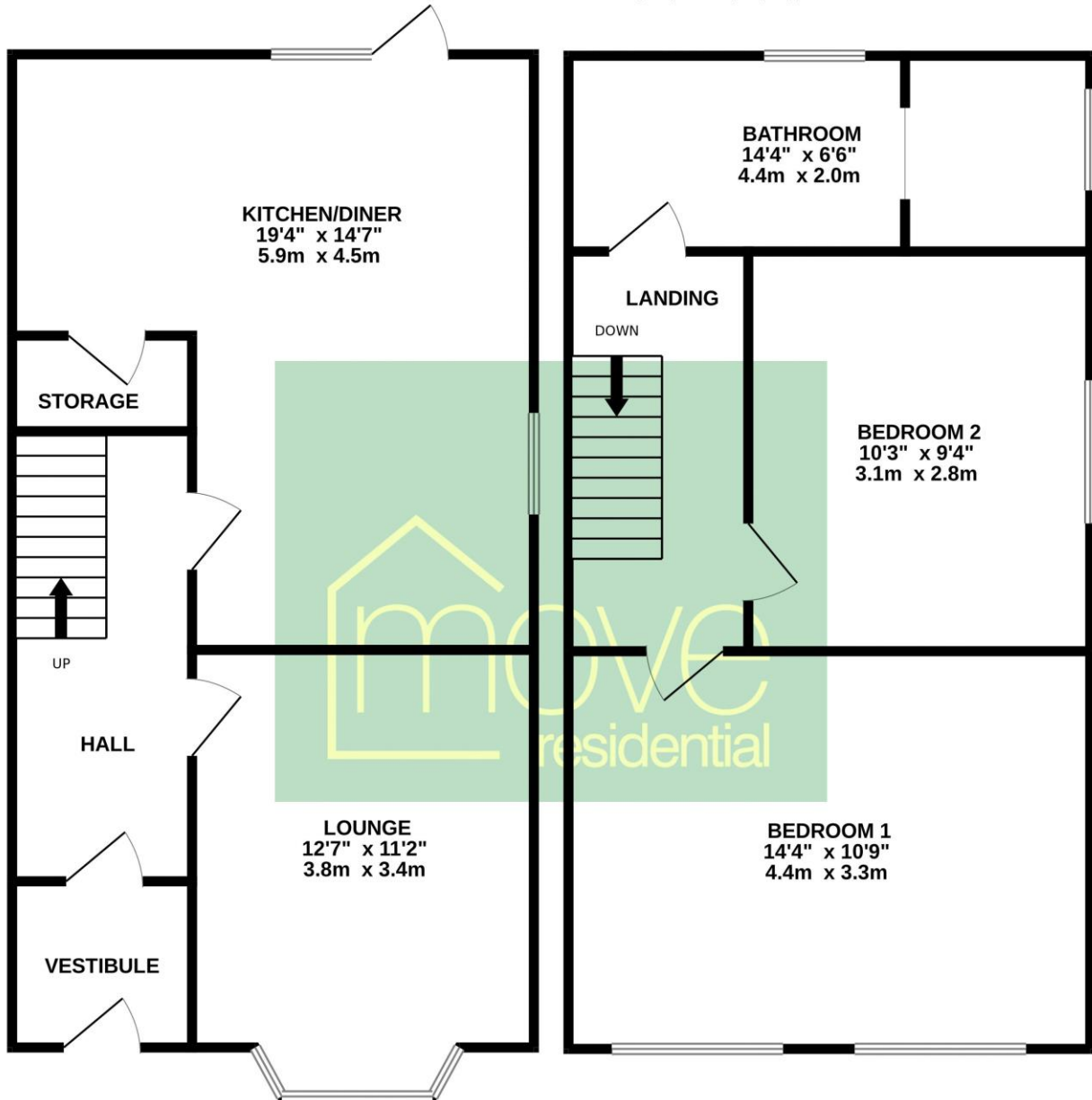
## **Location**

Vale Road is situated off Menlove Avenue, which is within the popular residential area of Woolton, L25. 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  
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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