



Vyner Road North, Gateacre, Liverpool, L25 3PS

- Lovely Three Bedroom Semi Detached Bungalow
- No Onward Chain - Perfect For Those Downsizing
- Entrance Hall & Reception Room With Patio Doors
- Three Spacious Bedrooms & Luxury Shower Room
- Located In The Highly Desirable Area of Gateacre
- Generously Proportioned & Beautifully Presented
- Modern Kitchen Diner With Integrated Appliances
- Charming Rear Garden, Off-Road Parking & Garage



Offers Over £315,000











Description

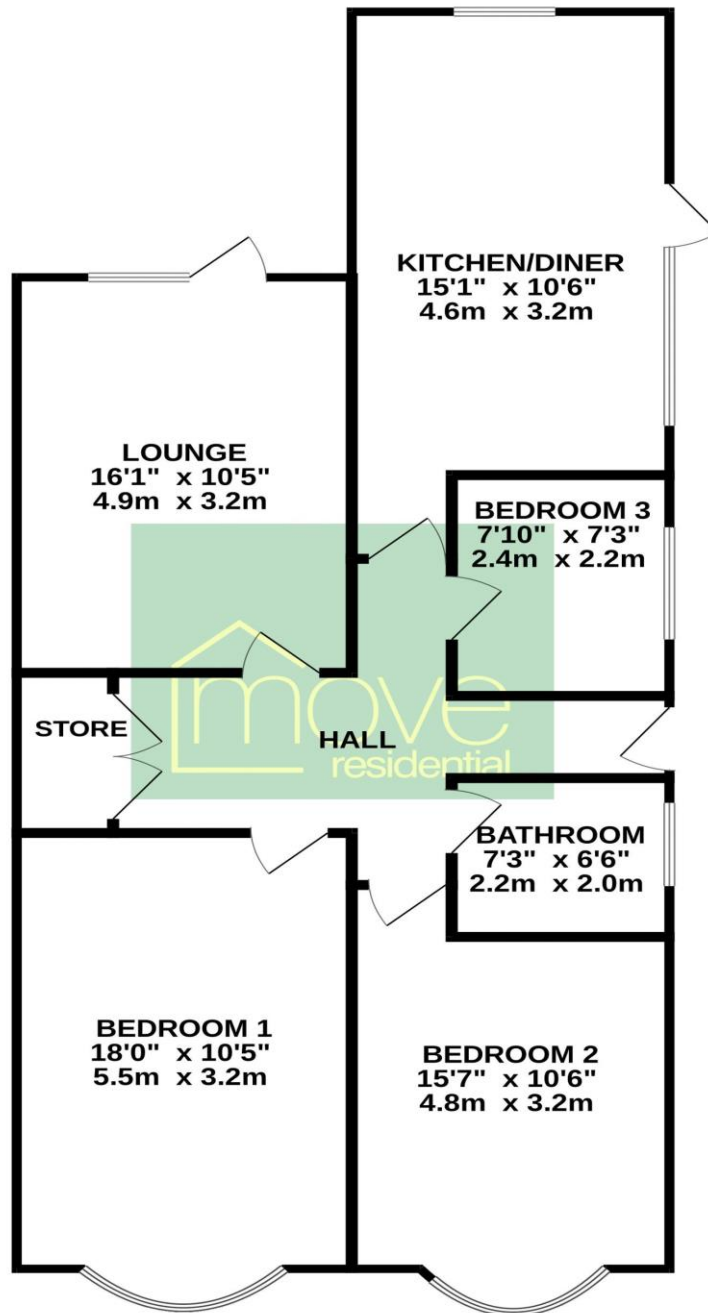
Enjoying a prime location on Vyner Road North, L25, just a stones throw from all the amenities that Gateacre Village has to offer, is this charming three bedroom semi detached bungalow, available for sale with no onward chain courtesy of Move Residential. Boasting generous living proportions finished to an impeccable standard throughout, this property promises to make a wonderful future home for those looking to downsize. An inviting entrance hall greets you into the home, leading you through to a spacious family lounge, finished in a tasteful neutral décor featuring attractive wood style flooring and an eye-catching fireplace. Boasting a set of french doors out to the rear which flood the space with natural light, this presents a tranquil space to relax and unwind where views of the garden can be enjoyed. This is followed by a substantial modern kitchen complete with a range of fitted base and wall units, plentiful surface space, and a selection of integrated appliances. With ample room to accommodate a dining table, this presents a social space for cooking in company and sharing mealtimes with family and friends. The sleeping accommodation consists of three generously sized bedrooms, each finished to an excellent standard and receiving plenty of daylight, with the two front rooms benefitting from bay windows. Completing the interior of this lovely home is a luxurious family shower room featuring complementary tiling to the walls and floor, and a walk-in shower unit. Externally, this home is further enhanced by a delightful rear garden consisting of a neatly maintained lawn surrounded by decorative greenery borders and a smartly flagged patio area, presenting an idyllic spot for enjoying al-fresco dining during the summer months. To the front, a driveway provides ample off-road parking, and a detached garage offers 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
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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		86 B
69-80	C	71 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.