



Vale Road, Woolton, Liverpool, L25 7SE

- Fantastic Three Bedroom Detached Family Home
- Generous & Well-Maintained Living Proportions
- Entrance Hall, Through Lounge & Fitted Kitchen
- Contemporary Style Three-Piece Bathroom Suite
- Enviably Location In Desirable Area Of Woolton
- Plenty Of Scope For Refurbishment Throughout
- Two Spacious Double Bedrooms & Large Single
- Lawned Rear Garden, Off-Road Parking & Garage



Offers in Excess of £300,000











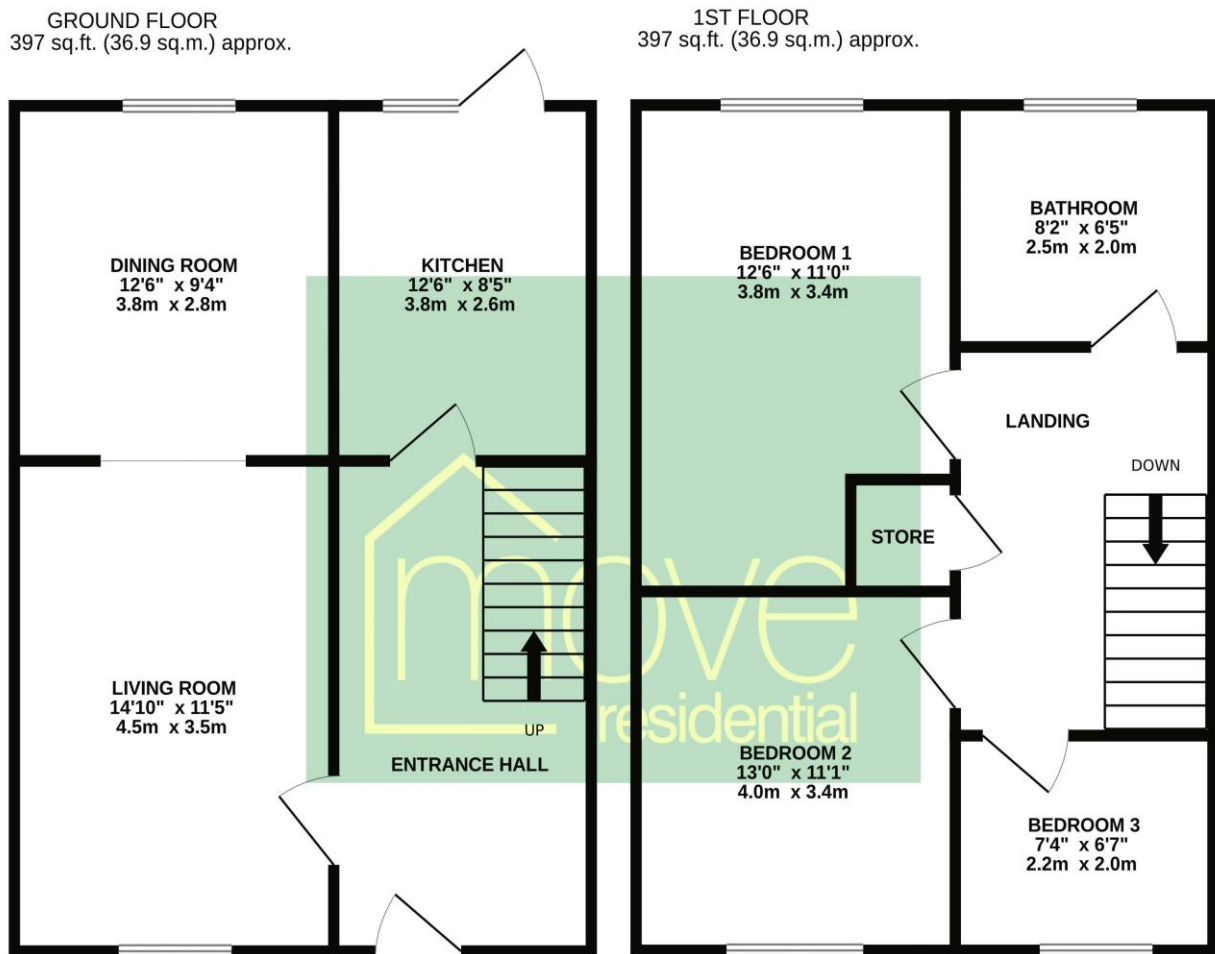
Description

Enjoying an enviable location on Vale Road in the ever-desirable area of Woolton, L25, is this fantastic three bedroom detached family home, welcomed to the sales market by appointed agents Move Residential. Boasting generous and well-maintained living proportions throughout which are bursting with potential, this property is ready and waiting to be purchased by a lucky buyer searching for a home they can put their own stamp on. An inviting entrance hall greets you into the property, leading you through to a bright and spacious through reception room which promises to make a fabulous social space for relaxing and enjoying mealtimes with family and friends. This is followed by a sizable kitchen complete with a range of fitted base and wall units, plentiful worktop space, and access to the rear garden. Ascending to the first floor, you will discover two generously sized double bedrooms and a large single room, each well-presented and receiving plenty of natural light. Accompanying the sleeping accommodation and completing the interior of this lovely home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden with a neatly maintained lawn, presenting an idyllic spot for enjoying al-fresco dining during the warmer months. To the front, a driveway provides off-road parking and a 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



TOTAL FLOOR AREA : 795 sq.ft. (73.8 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		78 C
55-68	D		
39-54	E	51 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.