



Craighurst Road, Gateacre, Liverpool L25 1NN

- Three Bedroom Semi Detached Property
- Generously Sized & Beautifully Finished
- Three Bright & Substantial Bedrooms
- Delightful Garden To Rear With Patio
- Located In The Popular Area of Gateacre
- Entrance Hall, Lounge & Fitted Kitchen
- Modern Bathroom With Separate WC
- Ideal Property For Growing Families



£180,000











EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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.

Description

Arriving at the sales market courtesy of Move Residential is this fantastic three bedroom mid terrace home, located on Craighurst Road in the highly favoured residential area of Gateacre, L25. Boasting spacious and beautifully presented accommodation throughout, this promises to make a wonderful future home for a growing family. Following through the porch and entrance hall, you are led into a bright and spacious family lounge. Finished in a tasteful neutral décor featuring plush carpeting, this offers a welcoming space to relax and unwind. The reception room is followed by a modern kitchen complete with a range of fitted units, complementary worktops and a selection of integrated appliances. Continuing up to the first floor you will discover three generously proportioned bedrooms, each finished to an excellent standard and receiving plenty of daylight, accompanied by a contemporary style family bathroom suite and convenient separate WC. Externally, the property benefits from a rear garden which provides a delightful outdoor space for the whole household to enjoy, consisting of a neatly maintained lawn and flagged patio area.

Location

Slightly further out from the 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

Awaiting Image.