



Halewood Road, Gateacre, Liverpool, L25 3PH

- Charming Two Bedroom Mid Terrace Property
- Well-Proportioned & Immaculately Presented
- Generous Modern Kitchen To The Lower Level
- Contemporary Three-Piece Family Bathroom
- Located In Highly Desirable Area of Gateacre
- Two Spacious & Welcoming Reception Rooms
- Two Bright & Impeccably Presented Bedrooms
- Low-Maintenance Enclosed Yard To The Rear



Offers in Excess of £250,000













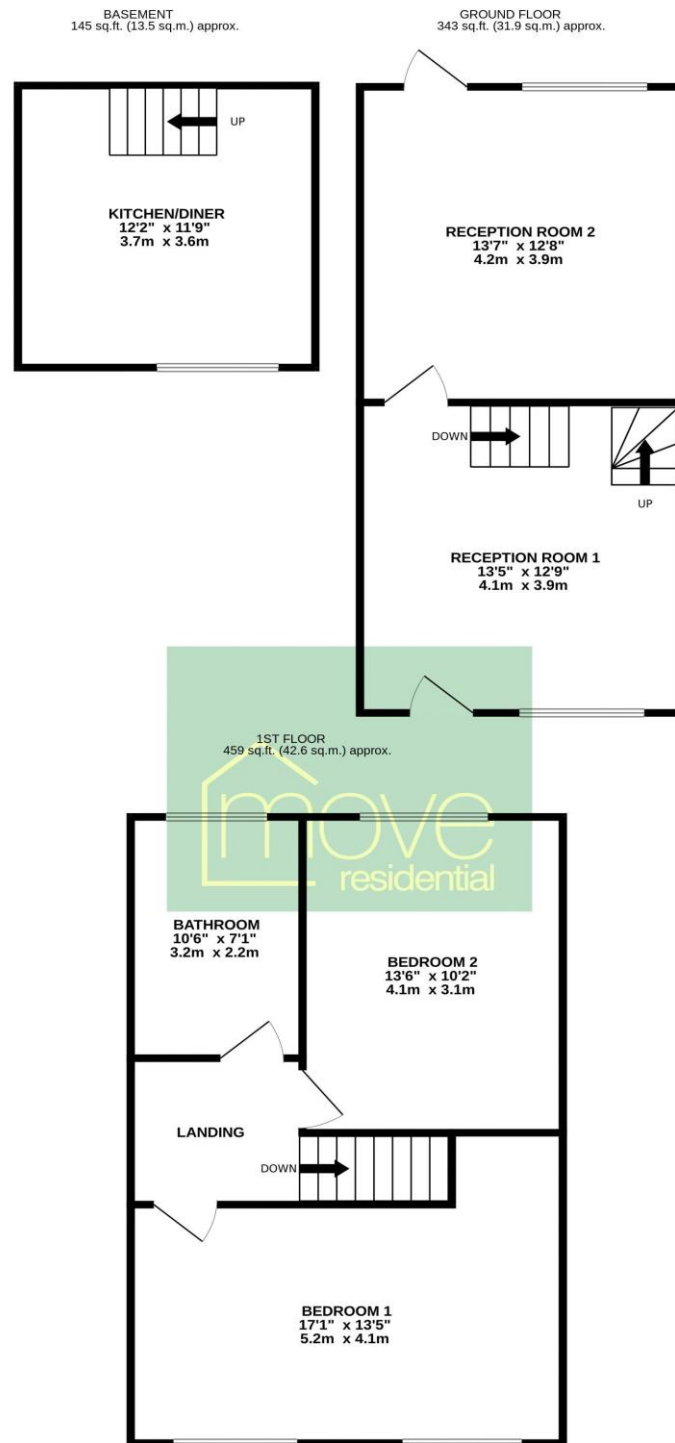
Description

Located on Halewood Road in the highly desirable area of Gateacre, L25, is this utterly charming two mid bedroom terrace home, proudly presented to the sales market by appointed agents Move Residential. Boasting a characterful frontage, the property offers generous and impeccably presented living proportions set over three floors, promising to make a wonderful future home for a growing family. You are greeted into the property by a bright and spacious reception room which boasts a neutral tasteful décor complementing the exquisite feature fireplace and attractive wood style flooring, providing a welcoming space to relax and unwind. This is followed by a second substantial and beautifully presented reception room, flooded with natural light and featuring an eye-catching wood burning stove, offering a delightful space to entertain guests which exudes a warm and stylish ambiance. Taking the staircase down to the basement level, you will find the generously sized modern kitchen complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a double Belfast sink adding the perfect finishing touch. The sleeping accommodation is located to the first floor, consisting of two spacious double bedrooms, each finished to an immaculate standard and boasting ornate fireplaces, accompanied by a contemporary style three-piece family bathroom suite. Externally, this enchanting home further benefits from a low-maintenance enclosed rear yard, providing the ideal spot for enjoying al-fresco dining during the summer months.

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 : 947 sq.ft. (88.0 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		89 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.