



Meadow Oak Drive, Gateacre, Liverpool, L25 3SZ

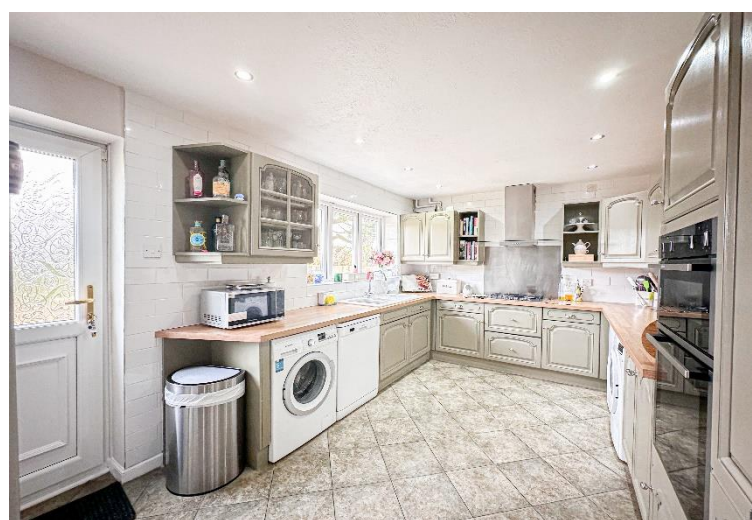
- Magnificent Four Bedroom Detached Residence
- Quiet Cul-De-Sac Location In Desirable Gateacre
- Generously Proportioned & Beautifully Presented
- Entrance Hall & Three Inviting Reception Rooms
- Spacious Fitted Kitchen, Study & Downstairs WC
- Four Bright & Well-Presented Double Bedrooms
- Ensuite To Master & Luxury Family Shower Room
- Lovely Rear Garden, Off-Road Parking & Garage



Offers Over £650,000

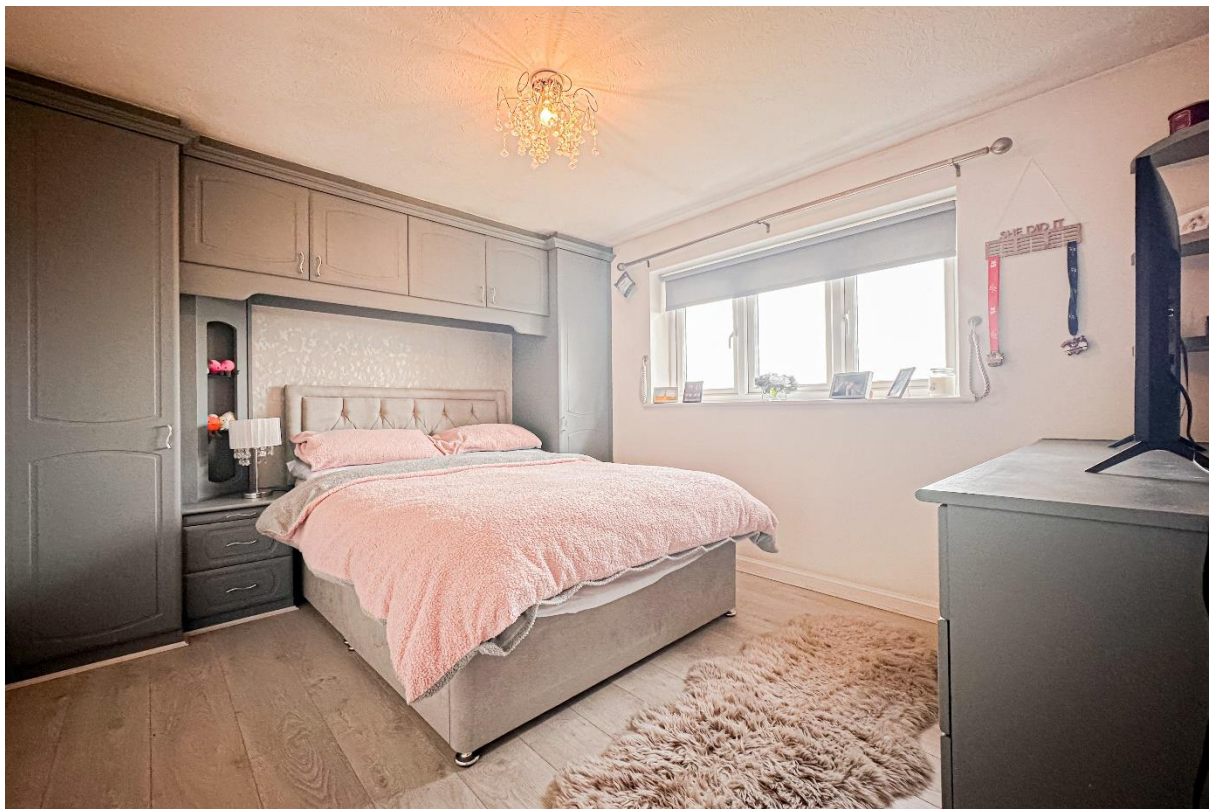




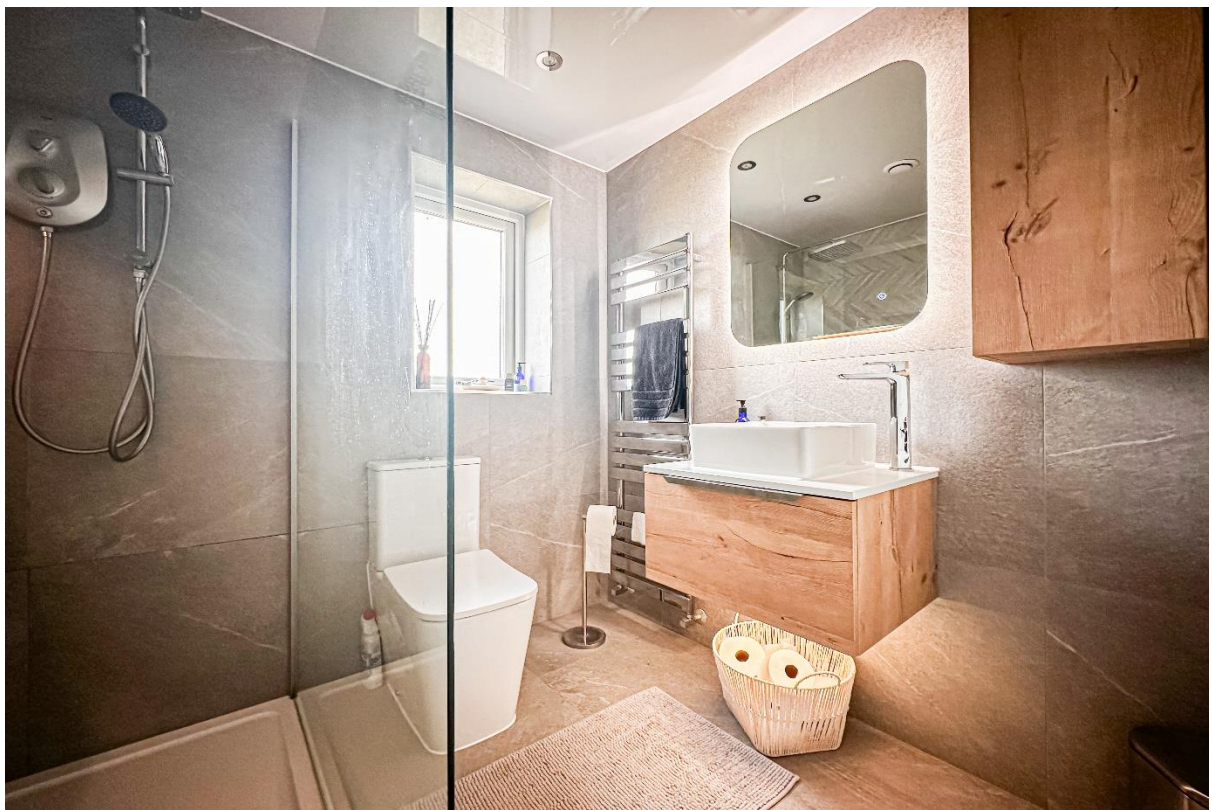














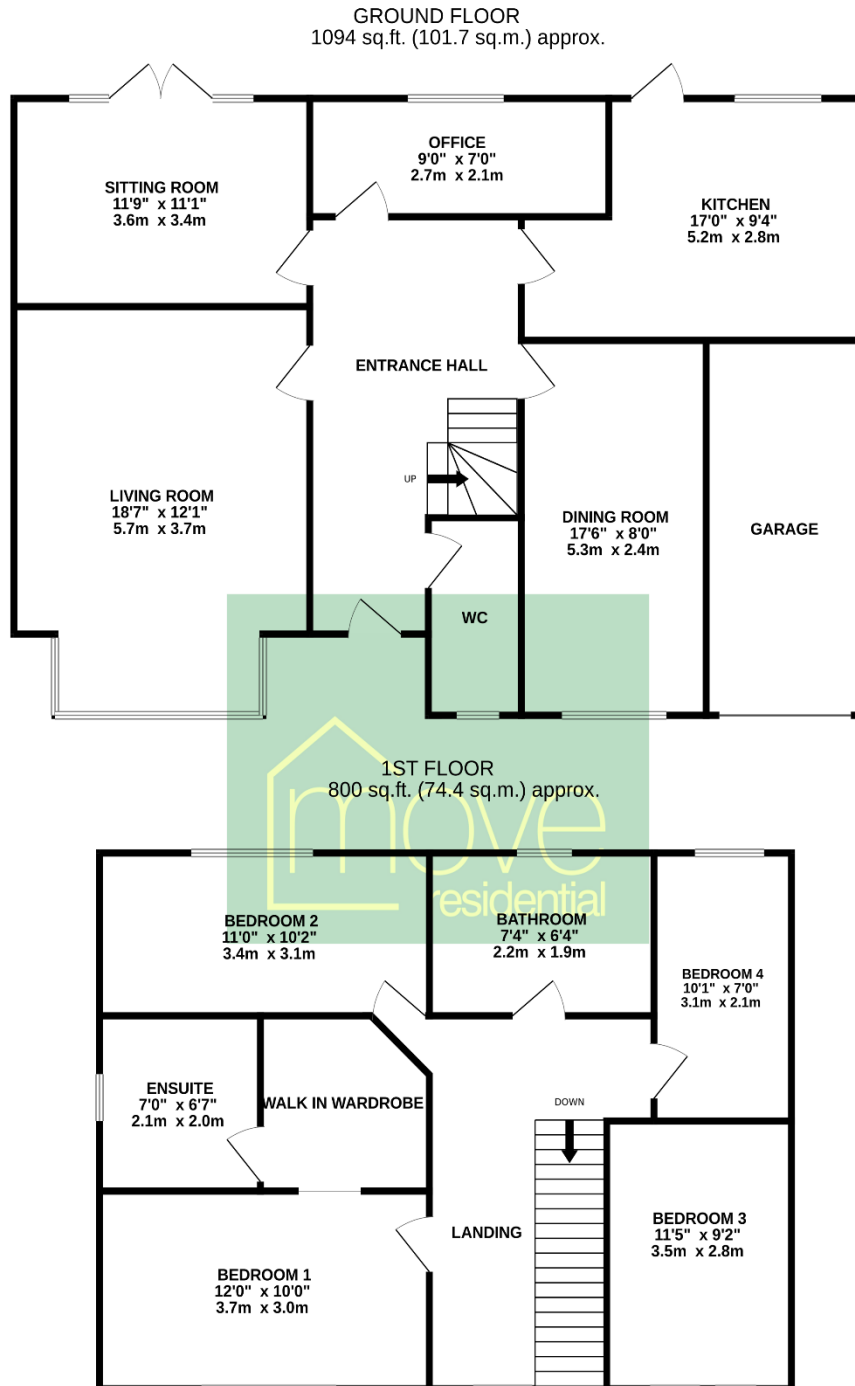
Description

Enviably located on Meadow Oak Drive, a peaceful cul-de-sac in the ever-desirable area of Gateacre, L25, is this magnificent four bedroom detached residence, showcased to the sales market by appointed agents Move Residential. The property boasts an appealing frontage and has been substantially extended, offering generous and beautifully presented living proportions throughout, promising to make a wonderful forever home for a very lucky family. You are greeted into the residence by an inviting entrance hall, which leads through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring plush carpeting and an eye-catching fireplace, this provides a welcoming space to entertain guests. Following this is a well-presented sitting room which enjoys attractive solid oak flooring and a set of French doors to the rear which illuminate the space in daylight, presenting a tranquil setting to relax and unwind where views of the rear garden can be enjoyed. An impeccably finished dining room offers a delightful setting for enjoying mealtimes, and there is a sizable modern kitchen complete with a range of elegant fitted base and wall units and complementary worktops providing plentiful surface space. Concluding the extensive ground floor is a bright and airy study, ideal for those who work from home, along with a convenient WC. The property continues to impress as you ascend to the first floor, where you will discover four generously sized double bedrooms, each finished to an excellent standard with fitted furniture featuring throughout. The fabulous master bedroom enjoys the added luxury of a walk-in wardrobe and deluxe ensuite facilities, and adding the finishing touch to the interior of this spectacular home is a luxurious family shower room, featuring chic tiling and a walk-in shower unit. Externally, the residence is further enhanced by a sizable rear garden which provides a fantastic outdoor space for the whole household to enjoy, consisting of a neatly maintained lawn surrounded by established greenery borders, and a vast patio area presenting a serene spot for enjoying al-fresco dining and entertaining during the summer months. To the front, a driveway provides ample 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 : 1895 sq.ft. (176.0 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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 56 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.