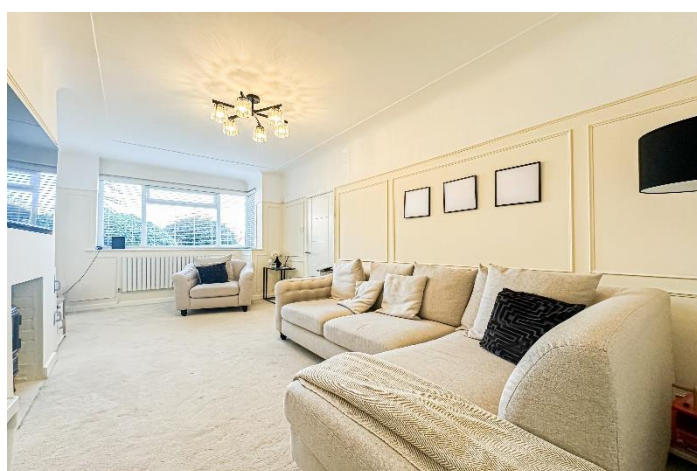




Layton Close, Woolton, Liverpool, L25 9NJ

- Fabulous Three Bedroom Semi Detached Property
- Extended & Immaculately Presented Throughout
- Generously Sized Fitted Kitchen & Downstairs WC
- Contemporary Style Three-Piece Bathroom Suite
- Prime Location In The Desirable Area Of Woolton
- Entrance Hall & Tastefully Finished Family Lounge
- Two Spacious Double Bedrooms & Single Room
- Delightful Garden, Off-Road Parking & Garage



£300,000















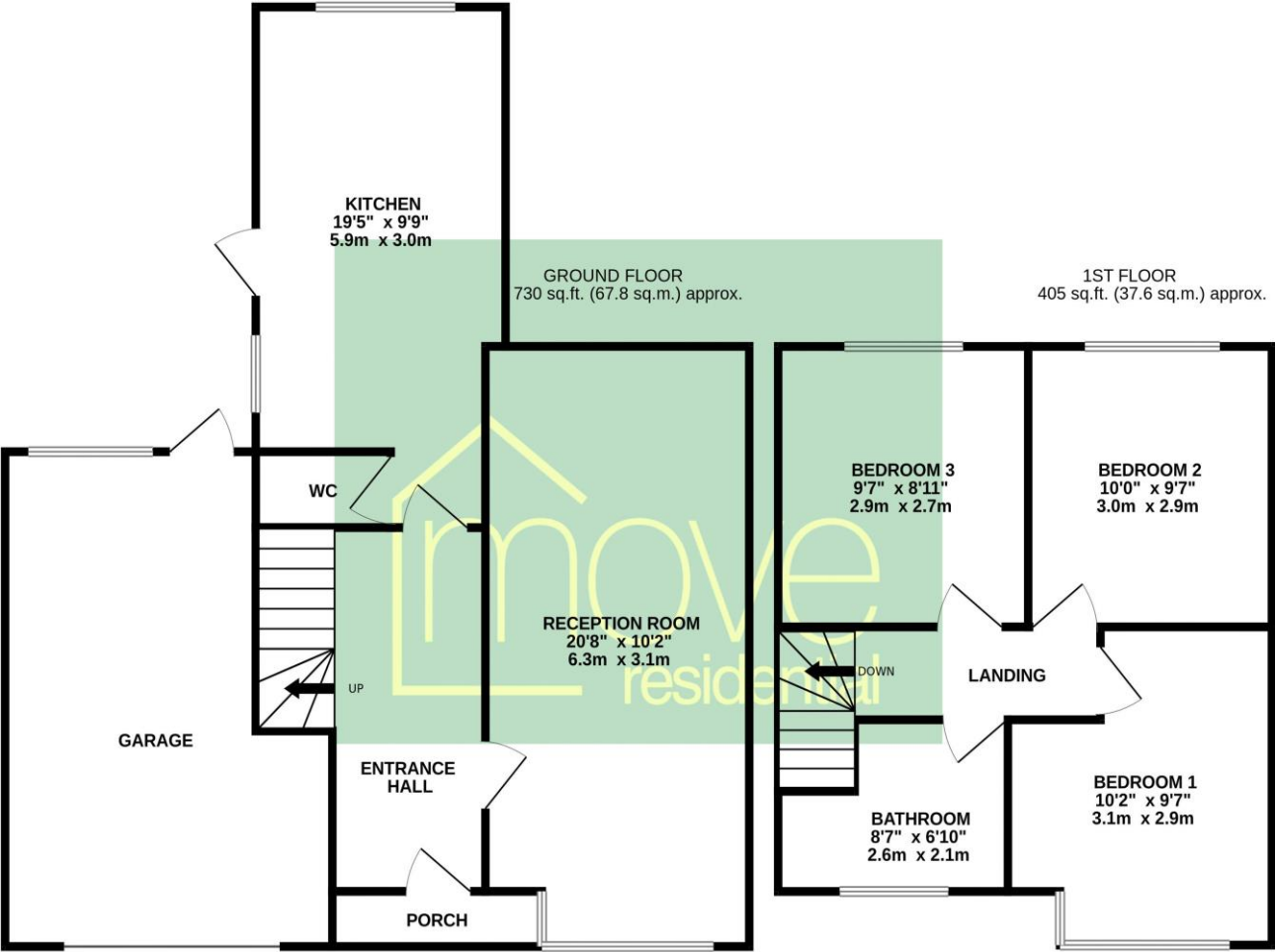
Description

Move Residential are thrilled to present to the sales market this fabulous three bedroom semi detached home, located on Layton Close in the ever-desirable area of Woolton, L25. Extended to a high standard, this property boasts generous living proportions which have been meticulously designed to meet the requirements of modern living. Showcasing immaculately finished interiors throughout, this promises to make a wonderful future home for a growing family. Upon entering, you are greeted by an inviting entrance hall which leads into a generously sized and beautifully presented reception room, awash with natural light courtesy of a box bay window. Finished in an elegant décor featuring tasteful wall panelling and plush carpeting, this provides a welcoming and stylish space, perfect for relaxation and entertaining. This is followed by an extended modern kitchen complete with a range of attractive fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. Concluding the ground floor is a convenient WC. Ascending to the first floor you will find two spacious double bedrooms and a well-proportioned single room, each finished to an immaculate standard and receiving an abundance of natural light. Accompanying the sleeping accommodation and completing the interior of this fantastic home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a substantial rear garden which provides a delightful outdoor space for the whole household to enjoy, consisting of a lawn offering ample room for recreational activities, and a patio presenting the perfect spot for al-fresco dining. To the front, a driveway provides off-road parking and a garage accommodates additional storage space.

Location

Slightly further out from the City Centre, Woolton 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 and the charming Woolton Picture House cinema. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include St Julies Catholic High School, Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Primary schools in the area include Bishop Martin & Much Woolton. 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 : 1135 sq.ft. (105.4 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		
55-68	D	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.