



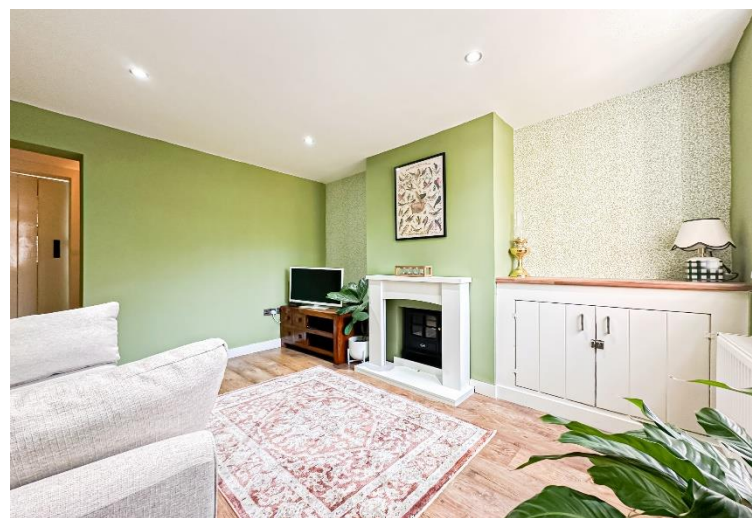
## York Cottages, Gateacre, Liverpool, L25 5LD

- Charming Two Bedroom Cottage Style Home
- Beautifully Finished With Plenty of Character
- Modern Kitchen With Attractive Fitted Units
- Two Bright & Substantial Double Bedrooms
- Prime Location In Desirable Area Of Gateacre
- Welcoming Reception Room With Fireplace
- Ground Floor Modern Family Shower Room
- Enclosed Yard To Rear & Garden To Front



Offers in Excess of £190,000

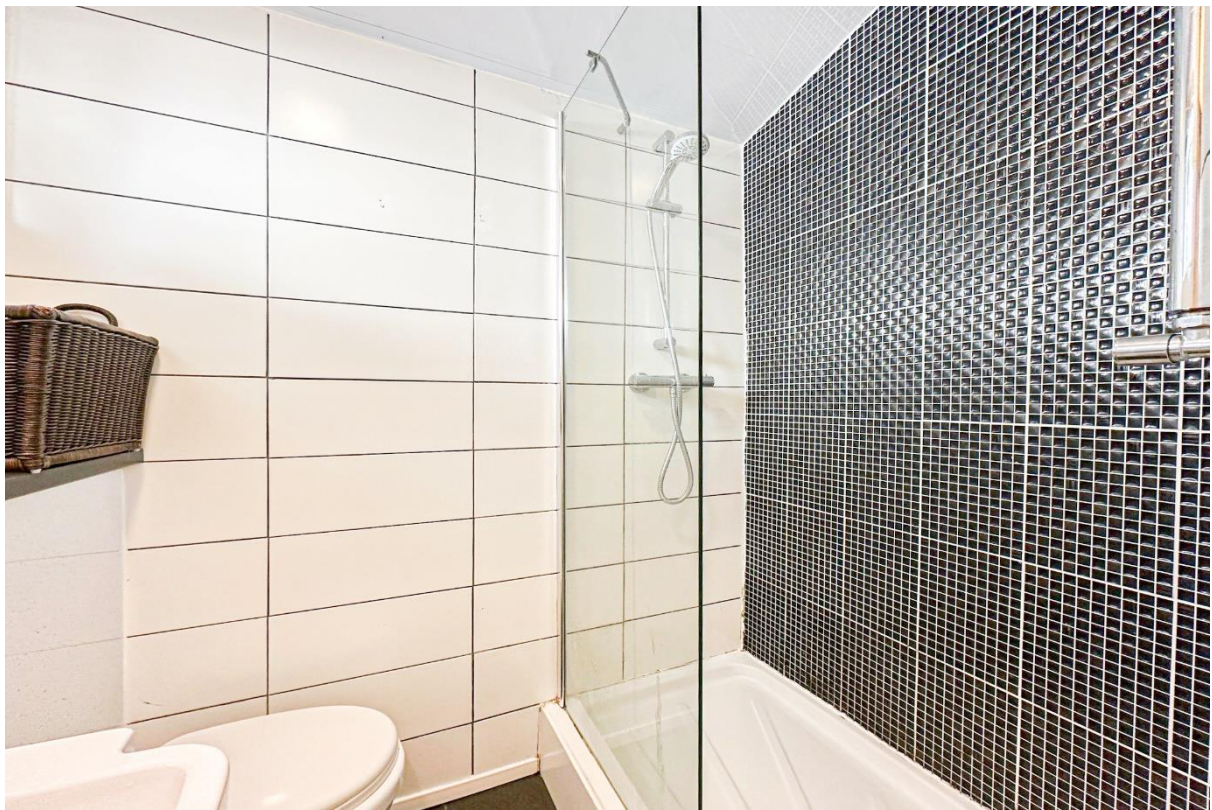






















## **Description**

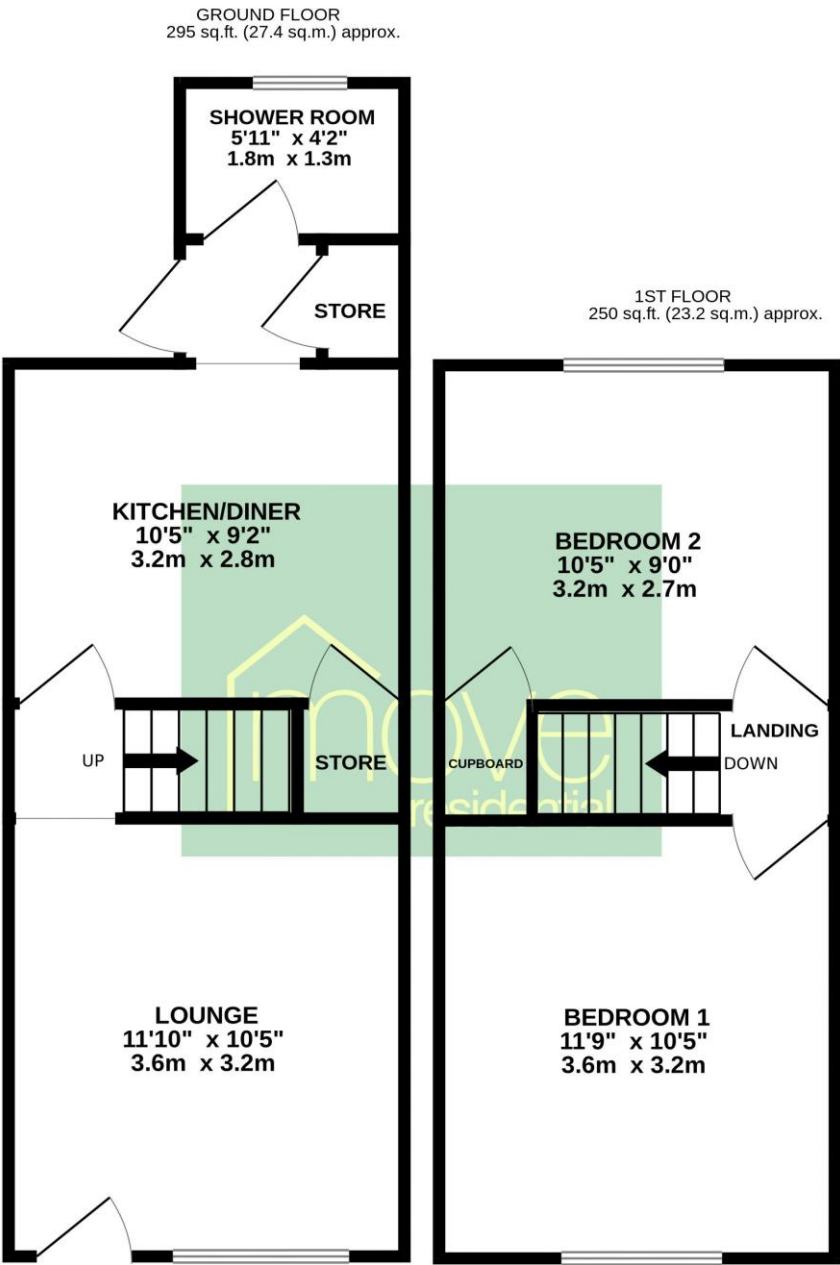
Those looking for a property bursting with charm should look no further than this enchanting Grade II listed two bedroom cottage style home, located on York Cottages in the highly desirable area of Gateacre, L25. Built in 1890 the property boasts a characterful frontage with well-proportioned and impeccably presented living accommodation throughout, promising to make an enviable future home for a very lucky buyer. Upon entering the property, you are greeted by a bright and spacious reception room. Beautifully finished in a tasteful décor featuring attractive wood style flooring and an eye-catching fireplace, this presents an inviting space to relax and entertain guests. Following this is a modern kitchen complete with a range of fitted base and wall units along with complementary worktops, and concluding the ground floor is a contemporary style family shower room. Continuing up to the first floor you will discover the sleeping accommodation consisting of two generously sized double bedrooms, each finished to an excellent standard with the master room enjoying stylish wall panelling. Externally, the property further benefits from enclosed yard to the rear and a delightful garden to the front, which provides an idyllic spot for al-fresco dining and outdoor activities during the warmer 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 : 544 sq.ft. (50.6 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		86 B
69-80	C		
55-68	D	65 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.