



Greenacre Road, Woolton, Liverpool, L25 0LD

- Fabulous Three Bedroom Semi Detached Residence
- Generously Proportioned & Immaculately Presented
- Impressive Modern Open Plan Kitchen/Dining Area
- Contemporary Three-Piece Family Bathroom Suite
- Envidable Location In The Desirable Area Of Woolton
- Entrance Hall & Beautifully Finished Family Lounge
- Two Double Bedrooms & Spacious Single Room
- Lovely Rear Garden, Driveway & Integral Garage



£340,000















Description

Enviably located on Greenacre Road in the ever-desirable area of Woolton, L25, is this fabulous three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. The property boasts generous and beautifully presented living proportions which have been thoughtfully designed to meet the needs of modern living, promising to make an exceptional home for a very lucky family. Upon entering the property you are greeted by an inviting entrance hall which leads through to a bright and spacious family lounge. Impeccably finished in a tasteful decor featuring plush carpeting, this offers a welcoming space to relax and unwind. The lounge is followed by an open plan kitchen diner which is certain to impress even the most discerning of buyers, providing a fantastic social space for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. There is ample room to accommodate a formal dining table in front of sliding doors which provide views and access out to the rear garden and flood the space with natural light. Ascending to the first floor you will discover two generously sized double bedrooms along with a well-proportioned single room, each finished to an immaculate standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a luxurious three-piece family bathroom suite. Externally, the property is enhanced by a substantial rear garden which backs onto a golf course, providing a delightful outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities, whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining. To the front, a sizable driveway provides ample off-road parking, and an integral garage offers additional storage space. This home further benefits from a new boiler, installed six months ago, and comes with exciting potential for development, with planning permission in place for a two storey extension.

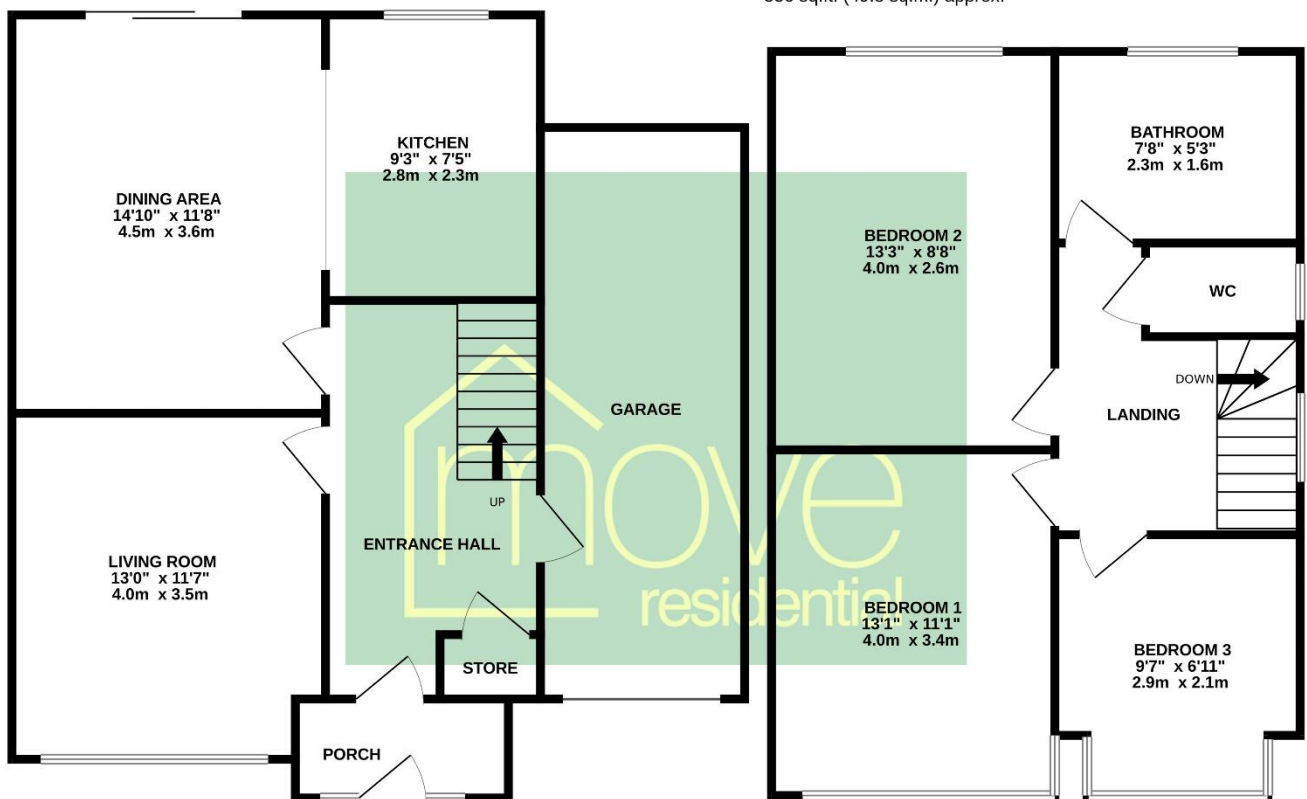
Location

The property's location provides easy access to local amenities, local schools and recreational facilities. The property also benefits from being only a short distance away from easy access to Liverpool city centre and surrounding areas there is also access to all major road networks including the M62 motorway.

Floor Plan

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1087sq.ft. (101.0 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		84 B
69-80	C		
55-68	D	57 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.