



Cuckoo Close, Woolton, Liverpool, L25 4UA

- Stunning Three Bedroom Detached Residence
- Finished To Highest Specifications Throughout
- Striking Kitchen, Conservatory & Utility Room
- Luxurious Four-Piece Family Bathroom Suite
- Enviably Located In Desirable Area Of Woolton
- Entrance Hall, Through Reception Room & WC
- Three Bright & Well-Proportioned Bedrooms
- Fantastic Garden, Off-Road Parking & Garage

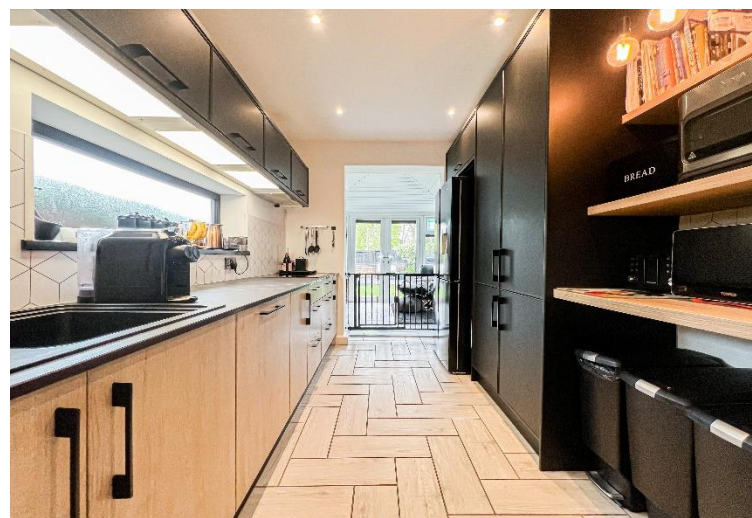


£415,000























Description

Nestled on Cuckoo Close in the ever-desirable area of Woolton, L25, is this truly stunning three bedroom detached residence, proudly presented to the sales market courtesy of appointed agents Move Residential. Boasting an attractive frontage exuding curb appeal, the property offers generous living proportions which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculately finished interiors throughout, this promises to make a wonderful forever home for an extremely lucky family. Upon entering the property, you are greeted by an inviting entrance hall which makes a fabulous first impression, featuring a spectacular 7ft wine wall along with a hive thermostat and alarm. This leads you into a spacious and beautifully presented through lounge, which comfortably accommodates both a sitting and dining area. Finished in a tasteful neutral décor featuring attractive wood style flooring, an eye-catching electric fireplace and shutters, this offers a fabulous social setting for enjoying family mealtimes and entertaining guests. A set of bi-fold doors to the rear flood the space with natural light and provide seamless access out into the all weather aluminium pergola. Continuing through you will find a striking kitchen which has evidently been finished to high specifications, complete with a range of stylish fitted base and wall units, complementary Dekton worktops, and a selection of sleek appliances including an induction hob. The kitchen further enjoys the added luxury of underfloor heating which continues through to the insulated conservatory, providing a delightful alternative sitting area where views of the garden can be appreciated. Concluding the extensive ground floor is an elegant WC boasting a heated towel rail, a well-equipped utility room, and under stairs storage. The exceptional quality continues to the first floor where you will discover three generously sized double bedrooms, each impeccably presented and receiving plenty of daylight, with the master and second bedroom further enjoying plush carpeting and fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to this magnificent home is a luxurious four-piece family bathroom suite boasting chic tiling to the walls and floor, underfloor heating, a heated towel rail, and water-resistant shutters. Externally, the residence is further enhanced by a substantial landscaped rear garden which presents the ultimate setting for al-fresco dining and entertaining. A neatly maintained lawn area is surrounded by raised composite decking, and the garden further boasts an impressive aluminium gazebo, three outdoor electrical sockets and an outside tap. To the front, a sizeable driveway provides ample off-road parking for three vehicles and also offers an EV charging point, whilst the garage accommodates additional storage space and comes complete with water and electric. The property further benefits from central heating and boasts a large combi boiler which is just five years old and has been serviced annually.

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 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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.

Floor Plan

