



## Linkstor Road, Woolton, Liverpool, L25 6DH

- Spectacular Four Bedroom Detached Bungalow
- Generously Proportioned & Beautifully Finished
- Modern Fitted Kitchen Diner, Utility Room & WC
- Two Contemporary Style Ensuite Shower Rooms
- Enviably Location In Desirable Area Of Woolton
- Entrance Hall, Lounge & Office/Fourth Bedroom
- Three Further Well-Presented Double Bedrooms
- South-Facing Rear Garden & Off-Road Parking



Offers in Excess of £525,000































## **Description**

This spectacular four bedroom detached dormer bungalow, enjoying an enviable location on Linkstor Road in the ever desirable area of Woolton, L25, is proudly showcased to the sales market courtesy of appointed agents Move Residential. Boasting generous and beautifully presented living proportions throughout, this property promises to make an enviable future home for a very lucky buyer. Upon entering the residence, you are greeted by an inviting entrance hall which leads through to a spacious family lounge, awash with natural light courtesy of bifold doors to the rear. Finished in a tasteful neutral décor featuring wood style flooring and an eye-catching fireplace, this presents a welcoming space to relax and unwind whilst enjoying views of the garden. Following this is a generously sized kitchen diner which is certain to impress, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The space further benefits from a magnificent centre island, access into a well-equipped utility room, and a set of bi-fold doors which allow for seamless transition between the inside and outside. Continuing through you will find two substantial double bedrooms, each enjoying the added luxury of an ensuite shower room, with the master also featuring doors out to the garden. Concluding the extensive ground floor is a bright and airy study, ideal for those who work remotely, which would also make a fabulous fourth bedroom, along with a convenient WC. The loft has been converted to accommodate the final spacious double bedroom which is complete with skylights illuminating the space in daylight, and completing the interior of this wonderful home is a further loft room offering an abundance of additional storage space. Externally, this wonderful home is further enhanced by a meticulously landscaped south-facing rear garden, which provides a charming and sunny outdoor spot for the whole household to enjoy. A smartly flagged patio area presents a serene spot for enjoying al-fresco dining during the warmer months, whilst a neatly maintained lawn offers plenty of room for recreational activities. To the front, a sizable driveway provides ample off-road parking.

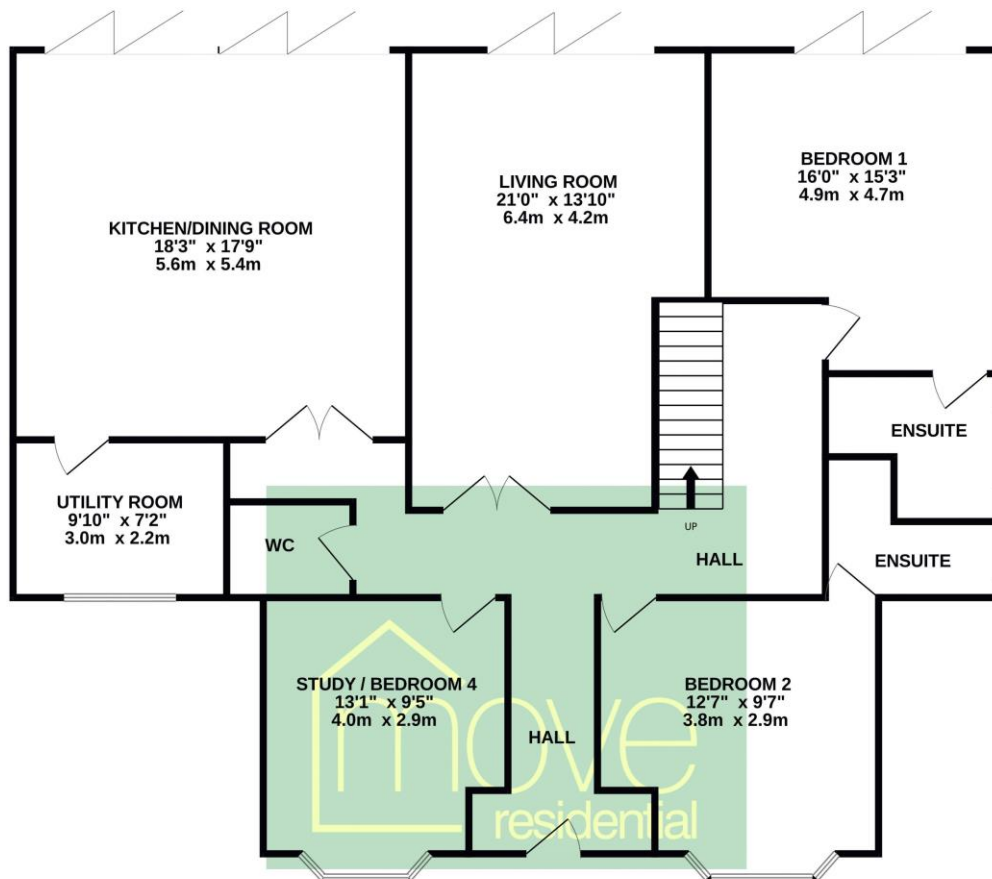
## **Location**

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.

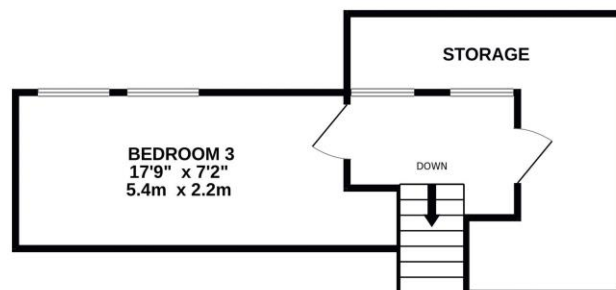


## Floor Plan

GROUND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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		83 B
69-80	C	73 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.