



## Queens Drive, Stoneycroft, Liverpool, L13 0AQ

- Stunning Four Bedroom Mid Terrace Home
- Refurbished To High Standard Throughout
- Sensational Open Plan Kitchen Diner & WC
- Luxurious Bathroom Suite & Additional WC
- Located In The Popular Area Of Stoneycroft
- Entrance Hall & Beautifully Finished Lounge
- Four Generously Proportioned Bedrooms
- Delightful Lawned Rear Garden With Patio



£325,000



















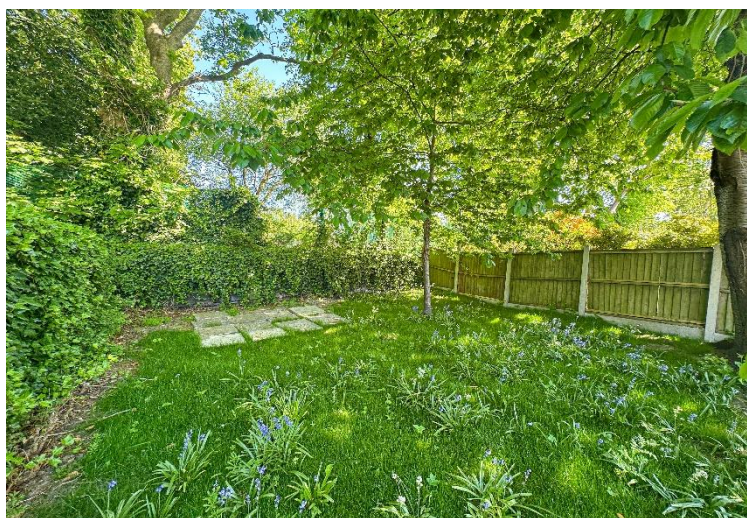














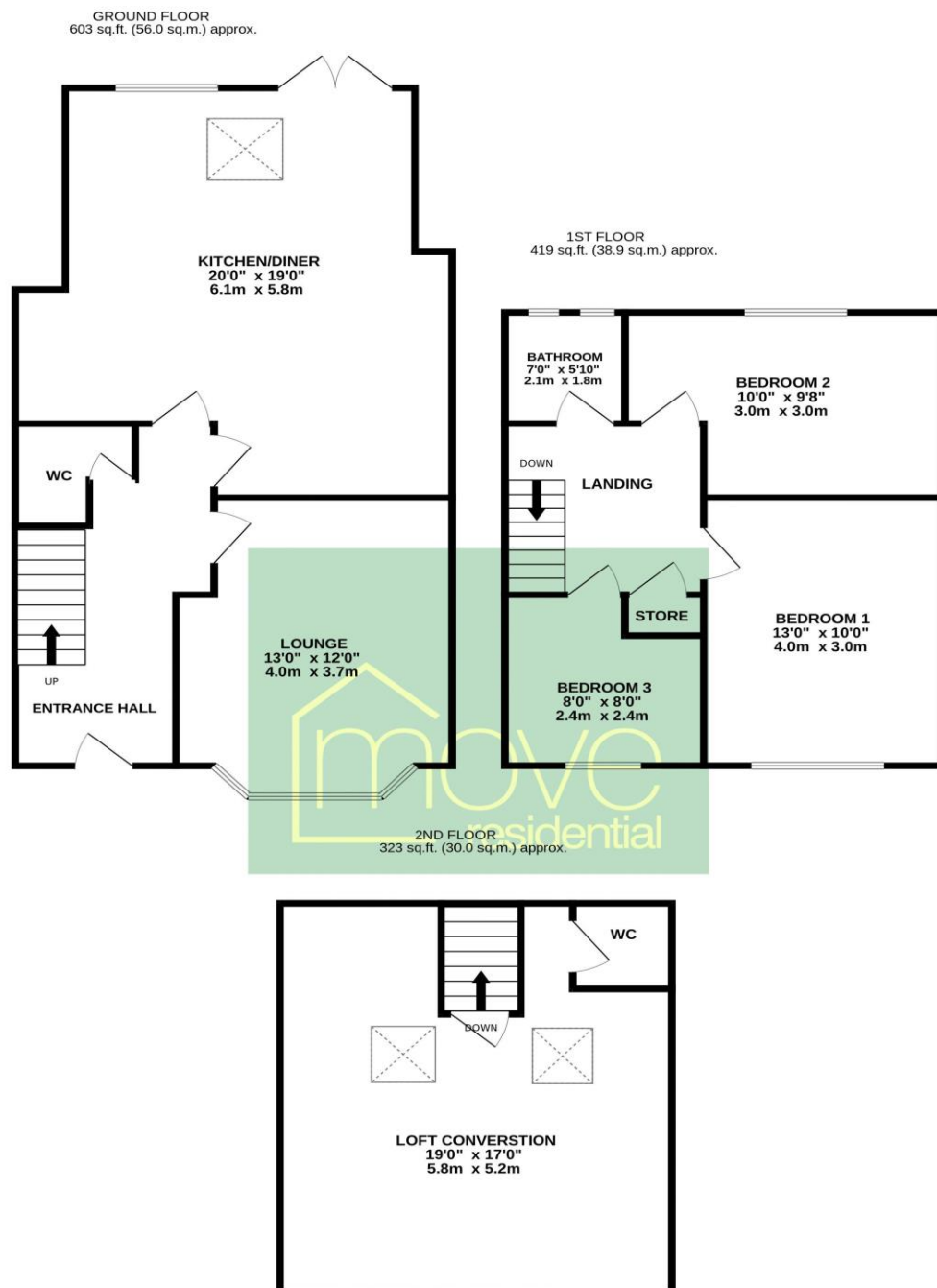
## **Description**

Move Residential are thrilled to present to the sales market this stunning four bedroom mid terrace home, located on Queens Drive in the popular residential area of Stoneycroft, L13. The property boasts generous living proportions which have been refurbished to an immaculate standard throughout, promising to make a wonderful future home for a growing family, ready to move into right away with no work required. An inviting entrance hall greets you into the property, featuring striking patterned flooring, leading through to a spacious family lounge. Awash with natural light courtesy of a bay window and finished in a neutral tasteful décor featuring plush carpeting, this provides a tranquil space to relax and unwind. At the heart of the home is a sensational open plan kitchen diner which is certain to impress even the most discerning of buyers, boasting a set of French doors which provide views and access out to the rear garden, and a skylight above flooding the room with daylight. The kitchen is complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. There is a spectacular centre island which incorporates a breakfast bar, offering the ideal spot for more casual dining, along with ample room to accommodate a formal dining table, presenting the ultimate social setting for enjoying family mealtimes and entertaining on a larger scale. Concluding the ground floor is a convenient WC. The exceptional quality continues up to the first floor where you will find three well-proportioned bedrooms each impeccably presented and receiving plenty of light, accompanied by a luxurious three-piece family bathroom suite. Adding the finishing touch to the interior of this fabulous home is a bright and airy loft conversion which accommodates the fourth and final bedroom, complete with skylights and a WC. Externally, the property further benefits from a substantial rear garden which offers a delightful outdoor space for the whole household to enjoy, consisting of a neatly maintained lawn and smartly flagged patio area.

## **Location**

Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi supermarket, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy to let properties in the area. Housing is mainly traditional terraced property in roads off the main Prescot Road, however, some unique older properties, which utilise the local sandstone, exist off Derby Lane. Green space can be found in Doric Park, tucked away off Acanthus Road, and good leisure facilities including a bowling alley, multiplex cinema and restaurants are nearby at Edge Lane Retail Park. The historic reading rooms on Prescot Road have recently been refurbished as a library, a Lifestyles Fitness Centre is available on Bankfield Road and Vagabonds Lawn Tennis Club is located on Queens Drive. Schools include 6th form and technology college, Broadgreen International School as well as Holly Lodge Girls College. There is almost immediate access to the M62 via Edge Lane Drive, and the rest of Liverpool, and the M57, is easily reached via Queens Drive. Bus services both into the City and to surrounding areas are excellent and nearby Broadgreen and Wavertree Technology Park train stations take commuters into and out of the City.

## Floor Plan



**TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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		85 B
69-80	C	74 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.