



Lee Park Avenue, Gateacre, Liverpool, L25 3RT

- Two Bedroom Semi Detached Property
- Ideal Purchase For First Time Buyers
- Hall, Reception Room & Fitted Kitchen
- Contemporary Family Bathroom Suite
- Located In Favoured Area Of Gateacre
- Generously Proportioned Throughout
- Two Well-Presented Double Bedrooms
- Delightful Garden & Off-Road Parking



£180,000









Description

Located on Lee Park Avenue in the favoured residential area of Gateacre, L25, is this brilliant two bedroom semi detached property, introduced to the sales market by appointed agents Move Residential. Offering generous and well-presented living proportions throughout, this promises to make a fantastic purchase for first time buyers looking to get on the property ladder. An entrance hall greets you into the property, leading through to a bright and spacious family lounge, followed by a modern kitchen complete with a range of stylish fitted units and complementary worktops. Continuing up to the first floor, you will discover two well-proportioned double bedrooms, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property is enhanced by a substantial lawned rear garden which presents a delightful outdoor space for enjoying recreational activities and al-fresco dining. To the front, a sizable driveway provides ample off-road parking.

Location

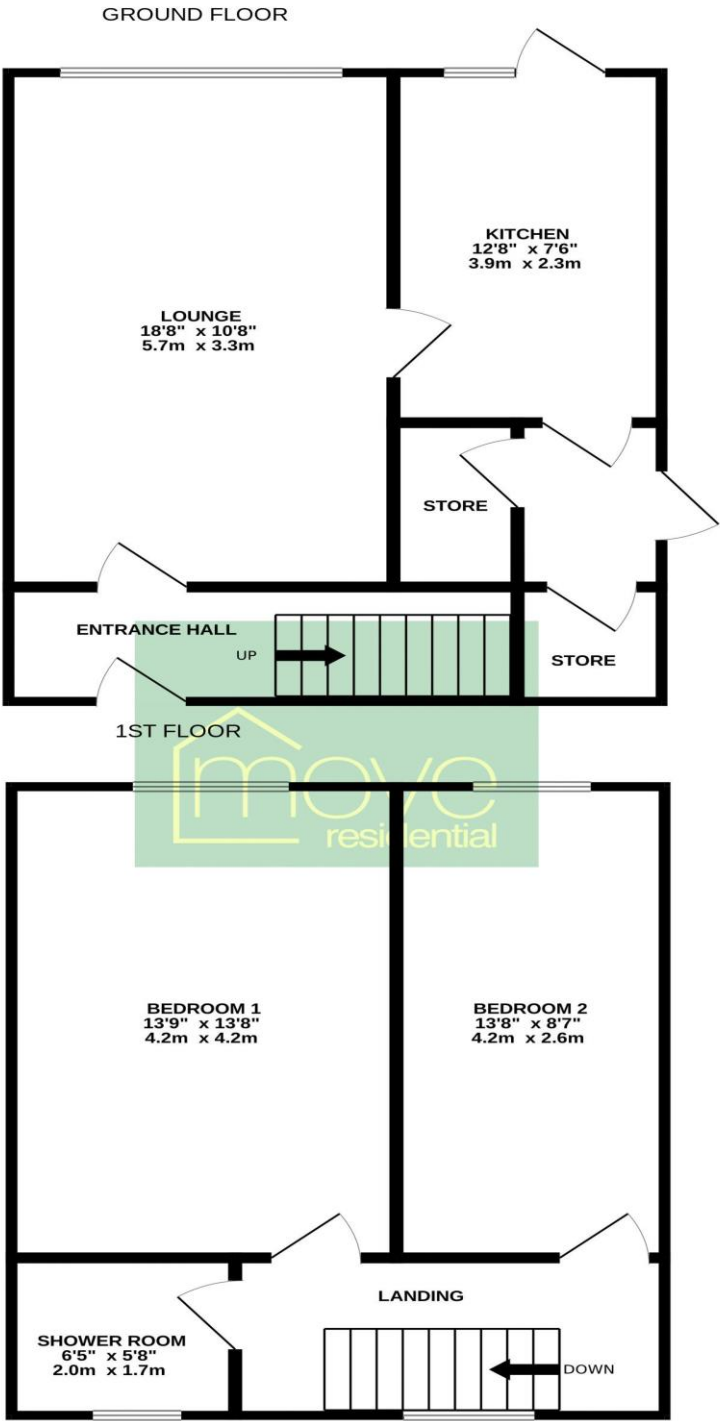
Slightly further out from the city centre, Gateacre has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character 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.

EPC Summary

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



TOTAL FLOOR AREA : 743sq.ft. (69.0 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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