



School Lane, Woolton, Liverpool, L25 7UD

- Stunning Three Bedroom Semi Detached Residence
- Generously Proportioned & Immaculately Finished
- Impressive Kitchen Diner & Downstairs Bathroom
- Luxury Contemporary Style Family Shower Room
- Prime Location In Ever-Desirable Area Of Woolton
- Entrance Hall & Three Beautiful Reception Rooms
- Three Spacious & Impeccably Finished Bedrooms
- Landscaped Garden To Rear & Off-Road Parking



Offers in Excess of £375,000









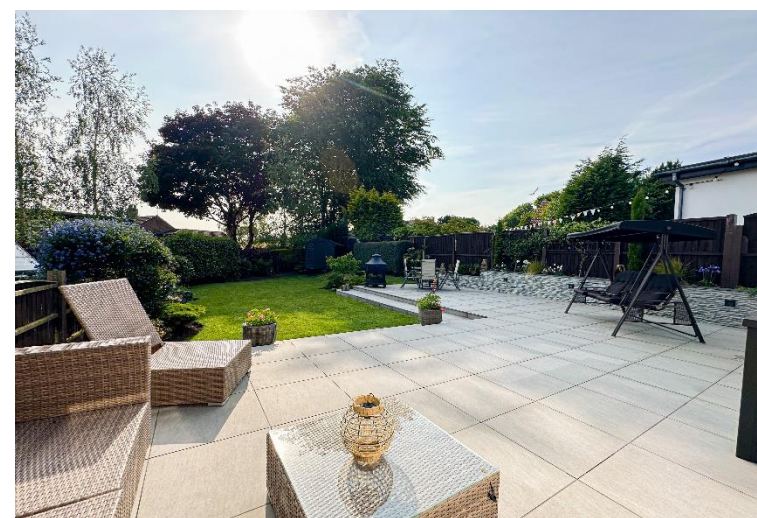












Description

This stunning three bedroom semi detached home, enviably located in the ever desirable area of Woolton, L25, is proudly presented to the sales market courtesy of appointed agents Move Residential. Having been substantially extended, the property offers generous and immaculately presented living proportions which have been thoughtfully designed to meet the needs of modern living, promising to make an exceptional future home for a very lucky family. You are greeted into the elegant entrance hall which makes a fabulous first impression, leading through to two spacious and beautifully presented reception rooms, each featuring plush carpeting and eye-catching fireplaces, with the rear lounge further benefitting from a set of French doors which flood the space with natural light. At the heart of the home is the striking open plan extended kitchen diner which is certain to impress even the most discerning of buyers, enjoying a set of French doors offering views and access out to the rear garden, and skylights above illuminating the room in daylight. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a substantial dining table, this presents a wonderful social setting for enjoying family mealtimes and entertaining guests. Continuing through, you will find an additional sitting room, providing a tranquil space to relax and unwind, and concluding the extensive ground floor is a contemporary style family bathroom suite complete with utility area. The high quality continues to the first floor where you will find two generously sized double bedrooms and a well-proportioned single room, each impeccably finished in a tasteful décor and receiving plenty of natural light. Accompanying the sleeping accommodation is a luxurious family shower room featuring a walk-in shower unit. Externally, the residence is further enhanced by a spectacular landscaped rear garden which provides an outdoor oasis for the whole household to enjoy. A vast neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged raised patio area presents a serene setting for al-fresco dining and entertaining. 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



TOTAL: 1258 sq. ft, 117 m²
 FLOOR 1: 815 sq. ft, 76 m², FLOOR 2: 443 sq. ft, 41 m²
 EXCLUDED AREAS: PORCH: 54 sq. ft, 5 m², FIREPLACE: 17 sq. ft, 2 m²
 WALLS: 108 sq. ft, 10 m²

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 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.