



Baroncroft Road, Woolton, Liverpool, L25 6ED

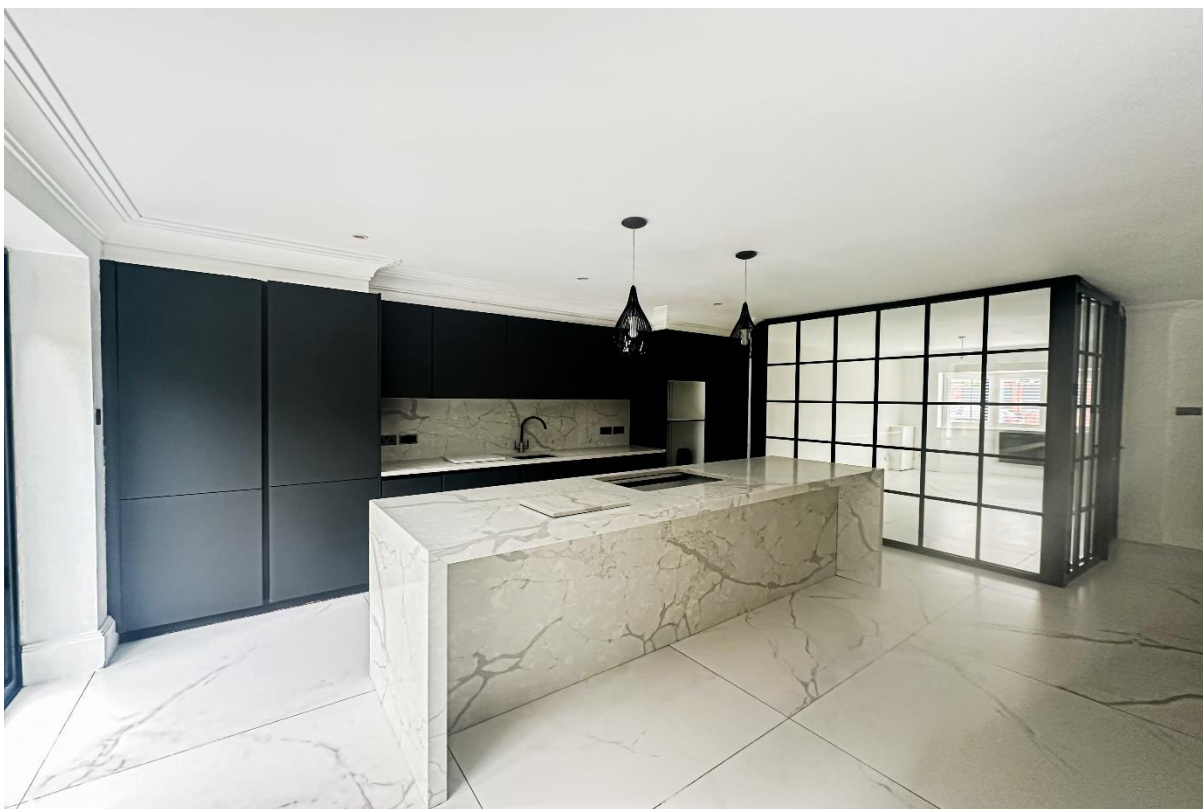
- Fabulous Four Bedroom Detached Bungalow
- Generously Sized & Modernised Throughout
- Open Plan Kitchen Diner & Downstairs WC
- Contemporary Style Family Bathroom Suite
- Prime Location In Desirable Area Of Woolton
- Hallway & Three Spacious Reception Rooms
- Four Bright & Well-Proportioned Bedrooms
- Delightful Rear Garden & Off-Road Parking

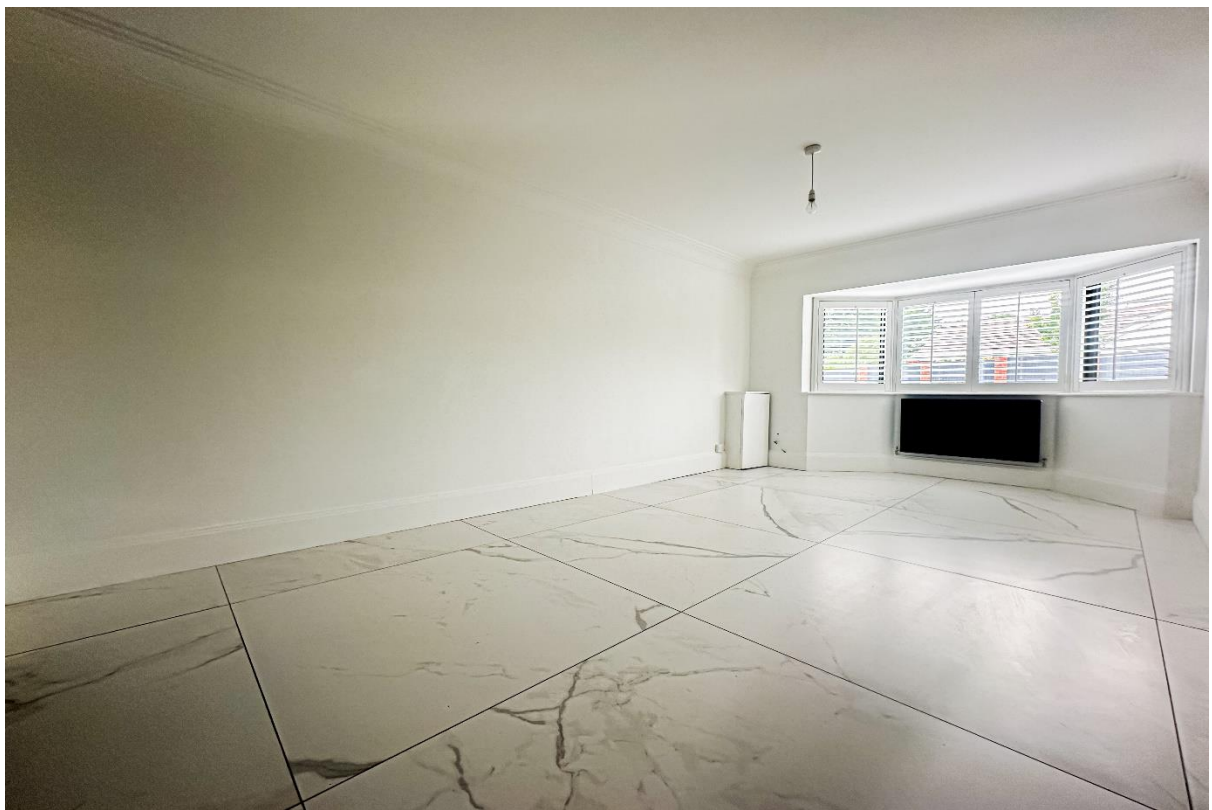


Guide Price £750,000









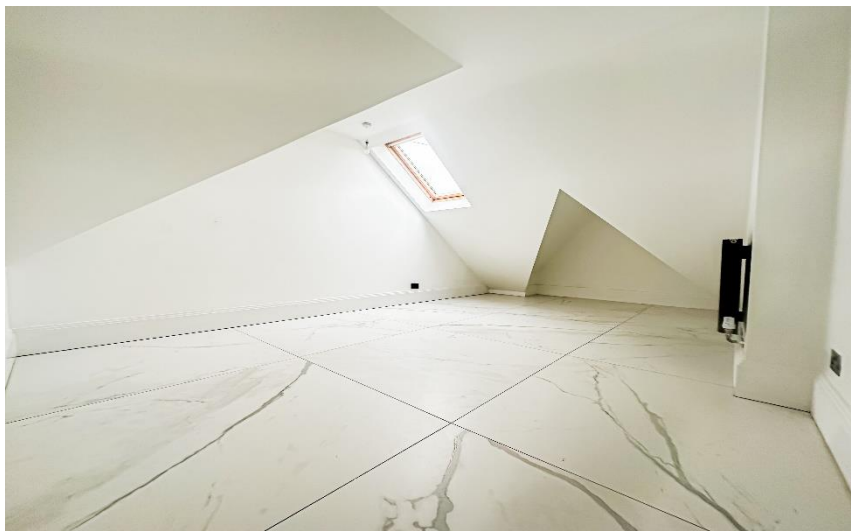


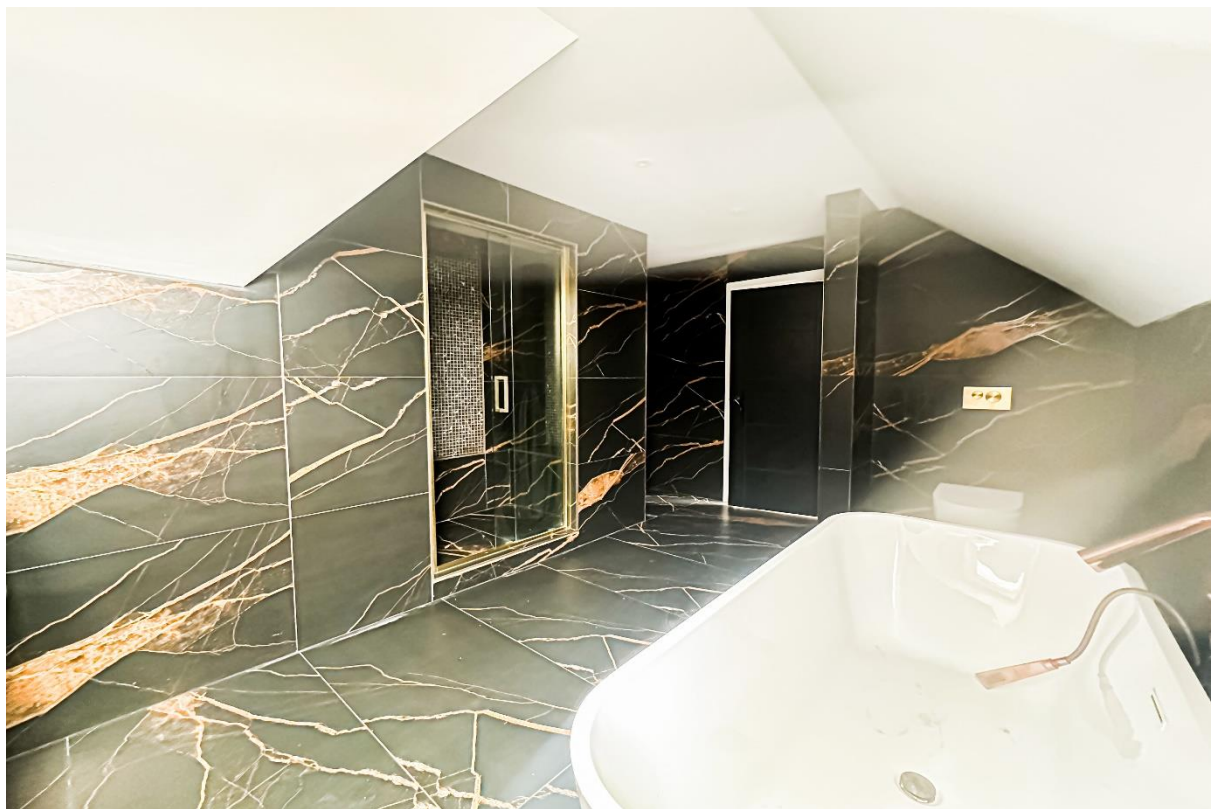














Description

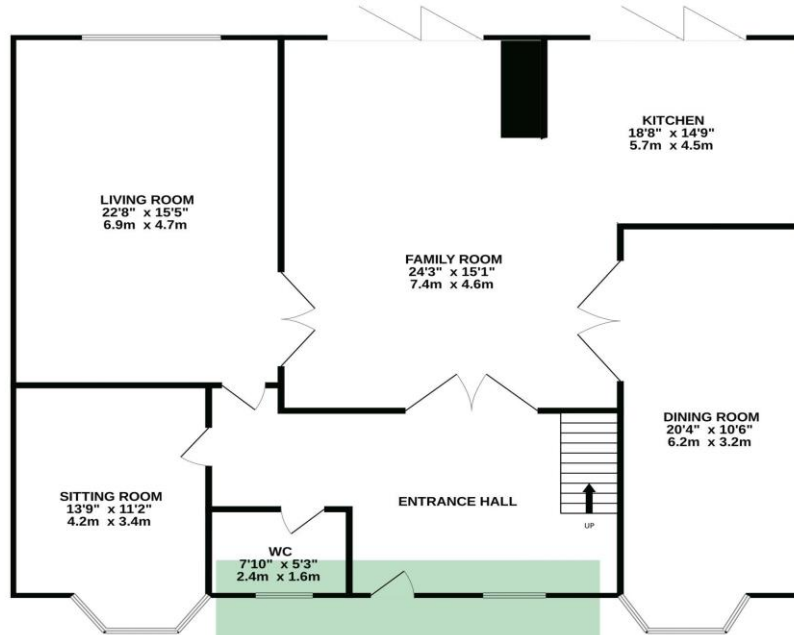
Showcased to the sales market by appointed agents Move Residential is this truly outstanding four bedroom dormer style bungalow, enjoying a prime location on Baroncroft Road in the ever-desirable area of Woolton, L25. Boasting an immaculate frontage exuding kerb appeal, the property offers generous living proportions which have been modernised and finished to exemplary specifications throughout, promising to make an incomparable future home for a lucky buyer. Upon entering the residence you are greeted by an inviting entrance hall, which leads through to a dining room to the right and a sitting room to the left, each benefitting from a bay window which floods the space with natural light. Continuing through you will find a generously sized lounge, and at the heart of the home is a sensational open plan kitchen, dining and living space which offers the ultimate social setting. Concluding the extensive ground floor is a convenient WC. The sleeping accommodation is located to the first floor, consisting of four well-proportioned bedrooms, accompanied by a deluxe family bathroom suite which adds the finishing touch to this spectacular home. Externally, the residence is further enhanced by a delightful rear garden, and to the front a substantial driveway provides ample off-road parking.

Location

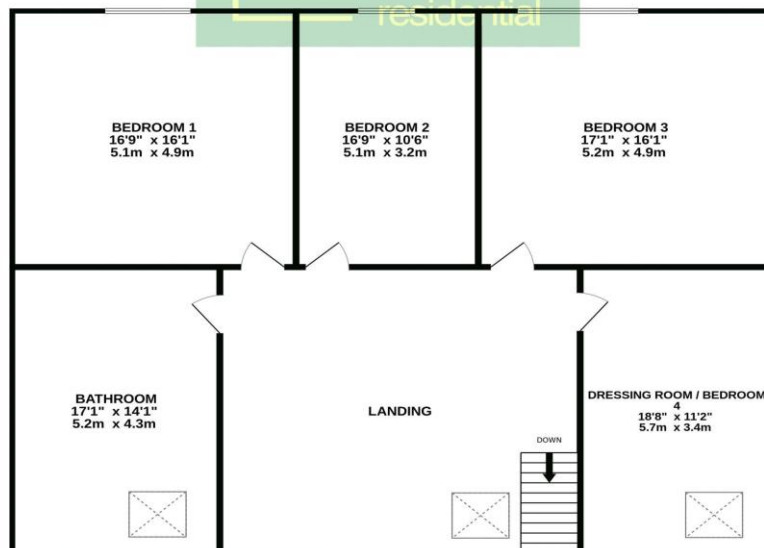
Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced 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
1671 sq.ft. (155.3 sq.m.) approx.



1ST FLOOR
1556 sq.ft. (144.5 sq.m.) approx.



TOTAL FLOOR AREA : 3227 sq.ft. (299.8 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		82 B
69-80	C	78 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.