



Belle Vue Road, Gateacre, Liverpool, L25 2QD

- Showstopping Four Bedroom Semi Detached Residence
- Extended & Finished To High Specifications Throughout
- Sensational Open Plan Kitchen, Dining & Living Space
- Ensuite To Master & Luxurious Family Bathroom Suite
- Envidable Location In Highly Desirable Area Of Gateacre
- Entrance Hall, Bay-Fronted Lounge & Ground Floor WC
- Four Generously Sized & Impeccably Finished Bedrooms
- Fantastic Garden To Rear & Off-Road Parking To Front



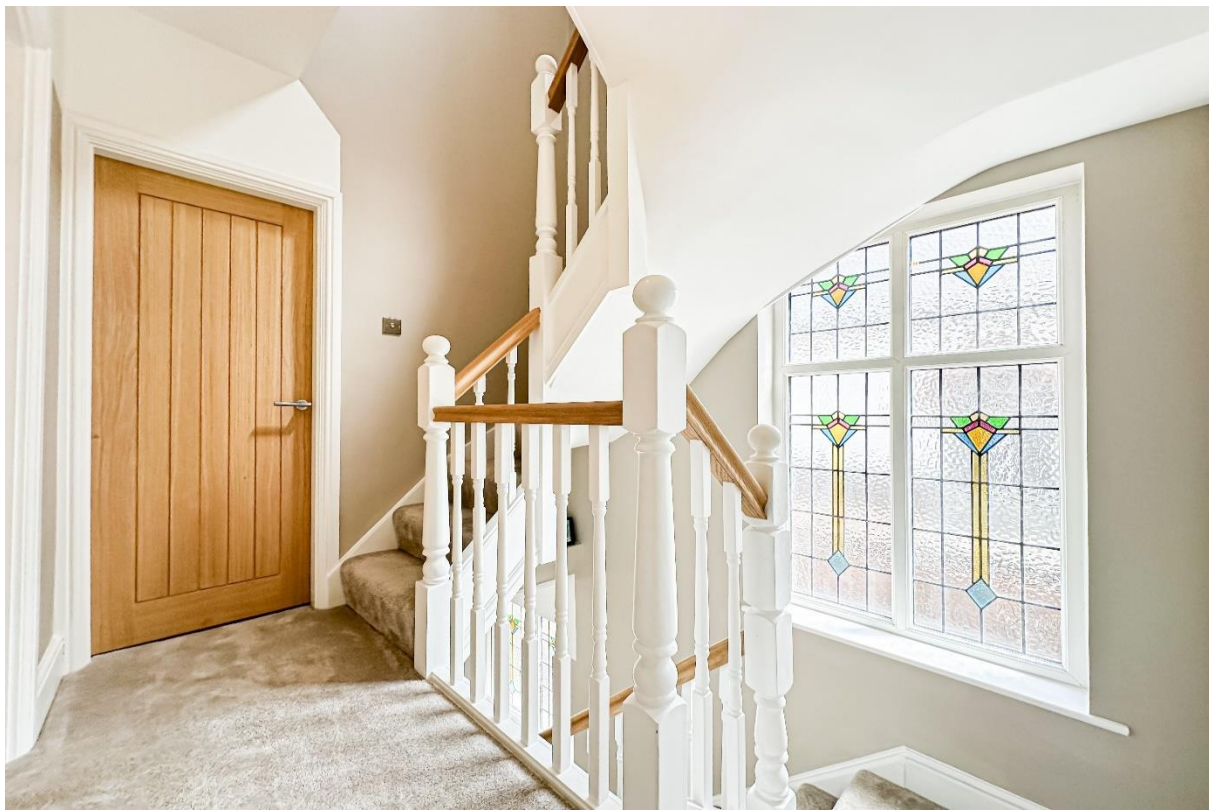
Offers Over £450,000







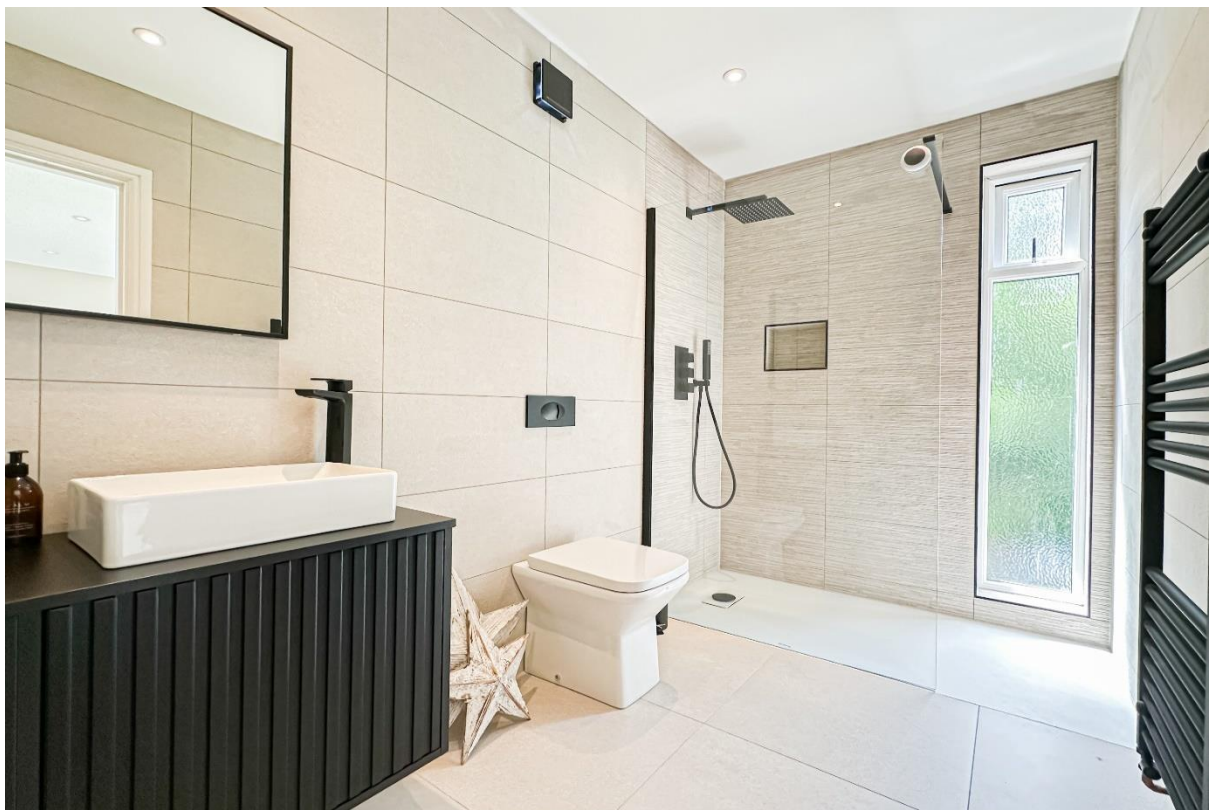
















Description

This showstopping four bedroom semi detached home, located on Belle Vue Road in the highly desirable residential area of Gateacre, L25, is welcomed to the sales market by appointed agents Move Residential. Having been substantially extended, this property offers vast and versatile living proportions arranged over three floors which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculately presented interiors finished to the highest specifications throughout, this promises to make an enviable future home for an extremely lucky family. An inviting entrance hall greets you into the property, leading through to a spacious family lounge, awash with natural light courtesy of a bay window. Beautifully finished in a neutral tasteful décor which complements the parquet style flooring, exquisite feature fireplace, and ornate ceiling detailing, this presents the perfect space to relax and entertain which feels both welcoming and stylish. At the heart of the home is a sensational extended open plan kitchen dining and living space, which is certain to impress even the most discerning of buyers, featuring bi-fold doors to the rear which offer seamless access into the garden, and skylights above illuminating the room in daylight. The kitchen is a dream for cooking enthusiasts, complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances, along with a spectacular centre island. With ample room to accommodate both a sitting and dining area, this presents the ultimate social setting, equally suited to enjoying family mealtimes and entertaining on a grander scale. Concluding the extensive ground floor is a convenient WC located under the stairs. The exceptional quality continues up to the first floor, where you will find two generously sized double bedrooms along with a well-proportioned single room, each finished to an impeccable standard featuring plush carpeting and shutter blinds throughout, accompanied by a deluxe fully tiled three-piece family bathroom suite. The fabulous master bedroom is located at the pinnacle of the property on the second floor, enjoying a set of bifold doors out to a glass Juliet balcony, offering scenic views over the garden and beyond, and the added luxury of a chic ensuite shower room enjoying a walk-in shower unit. Externally, the property is enhanced by a substantial rear garden which provides a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene spot for al-fresco dining and entertaining. To the front, a sizable driveway provides ample off-road parking. Further benefits to the property include the added comfort of underfloor heating throughout the whole ground floor and both bathrooms.

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.

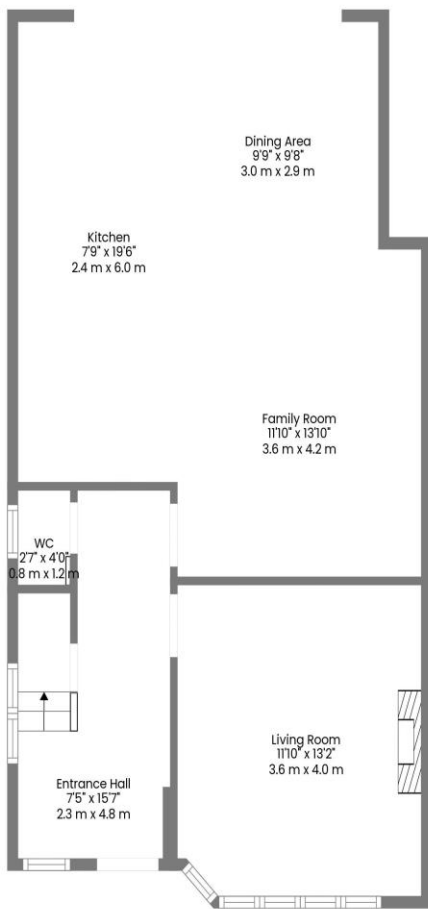
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

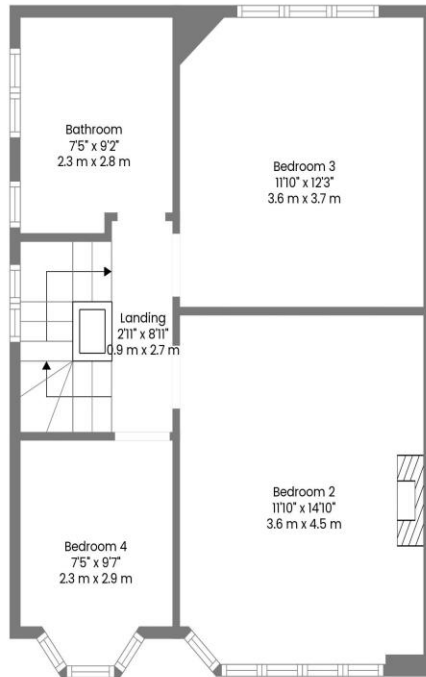
Additional Information

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.

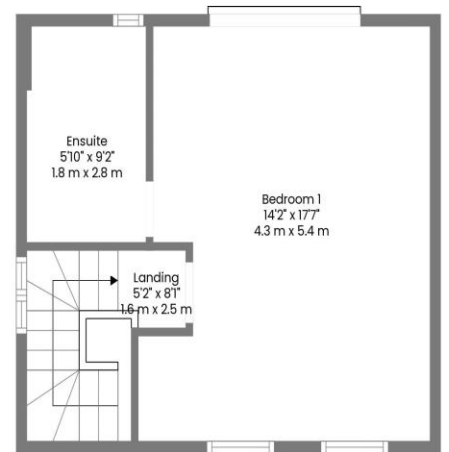
Floor Plan



Floor 1



Floor 2



Floor 3

TOTAL: 1472 sq. ft, 136 m2

BELOW GROUND: 693 sq. ft, 64 m2, FLOOR 2: 465 sq. ft, 43 m2, FLOOR 3: 314 sq. ft, 29 m2

EXCLUDED AREAS: BEDROOM 4: 65 sq. ft, 6 m2, LOW CEILING: 31 sq. ft, 3 m2

WALLS: 143 sq. ft, 15 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.