



Kingsway, Huyton, Liverpool, L36 9UE

- Stunning Three Bedroom Semi Detached Home
- Extended & Finished To Immaculate Standard
- Showstopping Open Plan Kitchen Diner & WC
- Luxurious Contemporary Family Shower Room
- Prime Location In The Favoured Area Of Huyton
- Entrance Hall & Impeccable Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Large Single
- Delightful Garden To Rear & Off-Road Parking



Offers Over £315,000







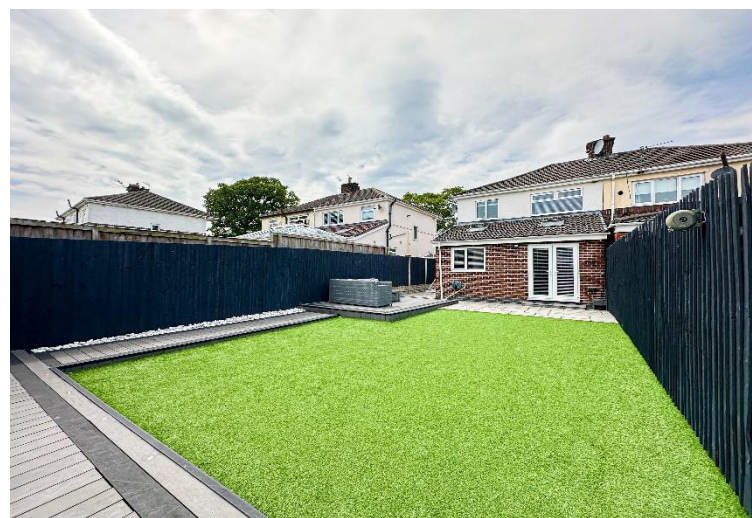












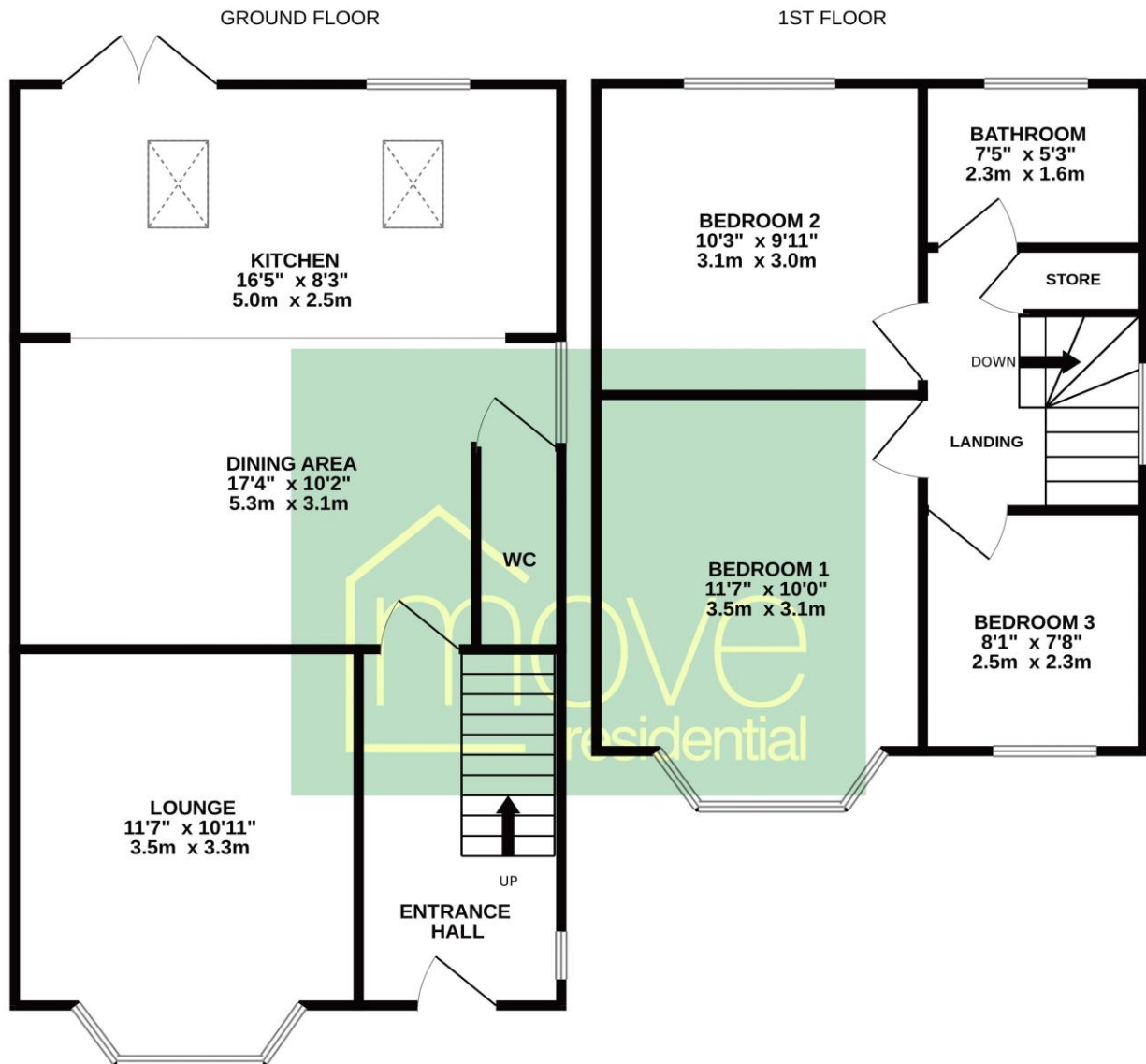
Description

This truly stunning three bedroom semi detached residence, located on Kingsway in the favoured residential area of Huyton, L36, is proudly presented to the sales market courtesy of appointed agents Move Residential. Having been substantially extended, this property offers generous and versatile living proportions which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculate interiors evidently finished to exemplary specifications throughout, this promises to make an enviable future home for a growing family. An striking entrance hall greets you into the property, featuring attractive parquet style flooring which continues throughout the ground floor, and leading you through to a spacious family lounge. Enjoying a bay window which floods the space in natural light, and a finished in a fresh contemporary décor featuring an eye-catching media wall, this presents a welcoming and stylish space to relax and unwind. At the heart of the home is a showstopping extended open plan kitchen diner which is certain to impress even the most discerning of buyers, boasting French doors to the rear providing seamless access to the garden, and skylights above illuminating the room in daylight. The kitchen is complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. There is a spectacular centre island which incorporates a breakfast bar, providing the ideal spot for more casual dining, and with ample room to accommodate a dining table, this presents the ultimate social setting, equally suited to enjoying family mealtimes and entertaining on a larger scale. Concluding the extensive ground floor is a convenient WC. The high quality continues to the first floor, where you will discover two generously sized double bedrooms and a well-proportioned single bedroom, each finished to an impeccable standard featuring plush carpeting throughout, with the two primary bedrooms enjoying fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to this exceptional home is a luxurious contemporary style three-piece family bathroom suite. Externally, the property is further enhanced by a delightful rear garden, consisting of a low-maintenance artificial lawn, as well as raised decking and flagged patio areas presenting perfect spots for al-fresco dining and entertaining. To the front, a substantial driveway provides ample off-road parking.

Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

Floor Plan



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		
69-80	C	70 C	80 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.