



Colton Road, Belle Vale, Liverpool, L25 1NJ

- Fantastic Four Bedroom Terrace Property
- Spacious & Well-Maintained Throughout
- Sizable Fitted Kitchen With Utility Room
- Family Shower Room With Separate WC
- Located In The Popular Area Of Belle Vale
- Porch, Hallway & Two Reception Rooms
- Four Generously Proportioned Bedrooms
- Impressive Rear Garden With Patio Area



£220,000





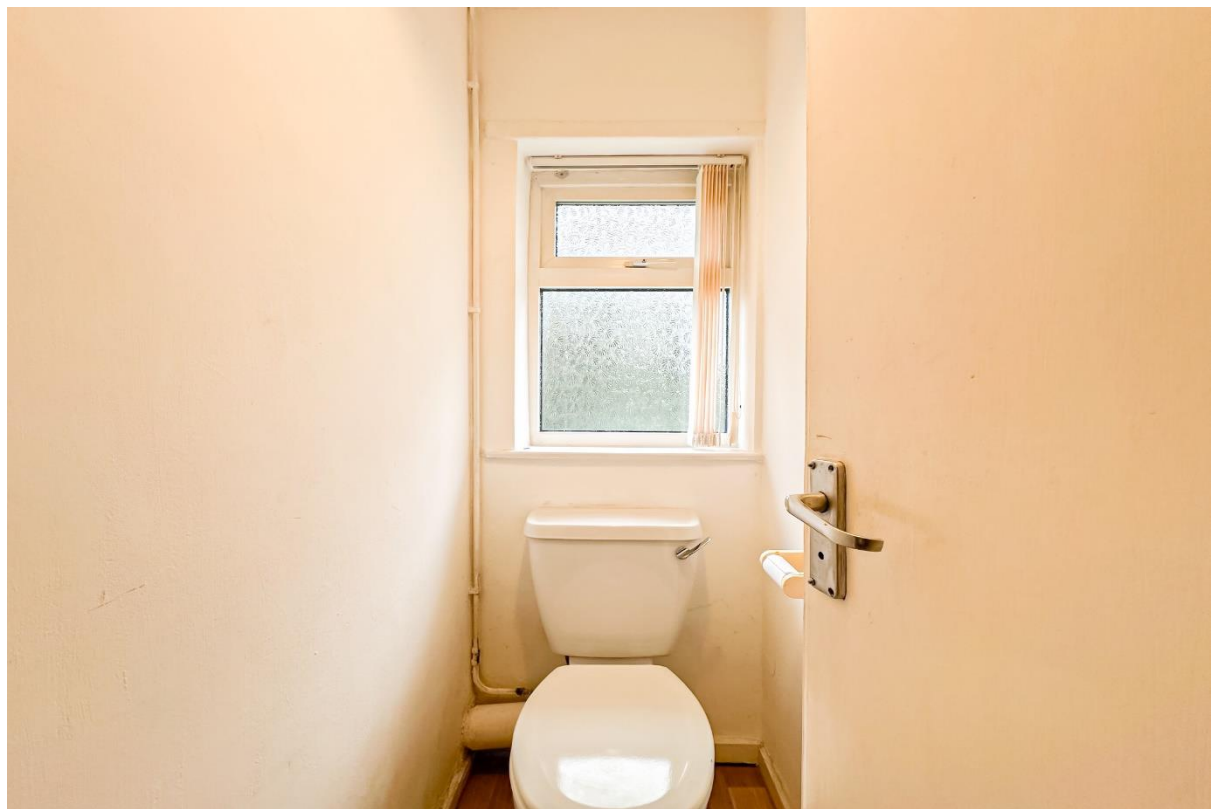
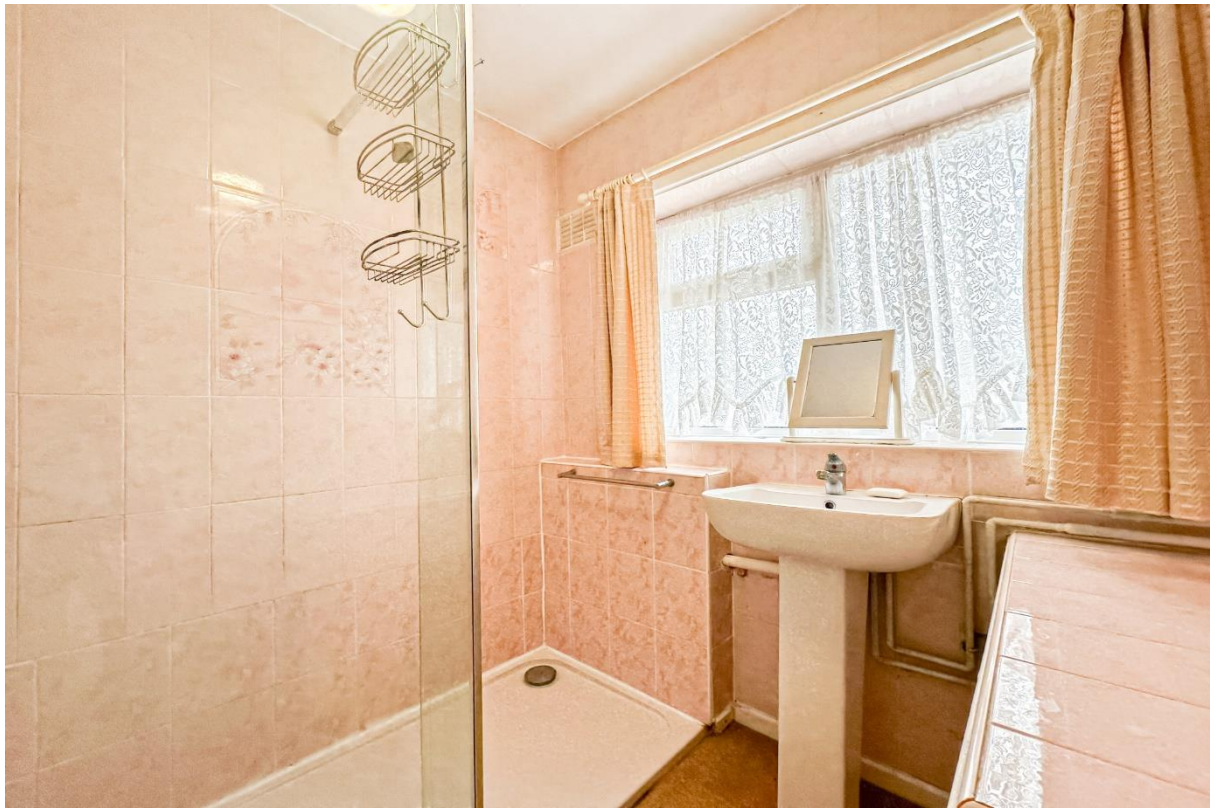














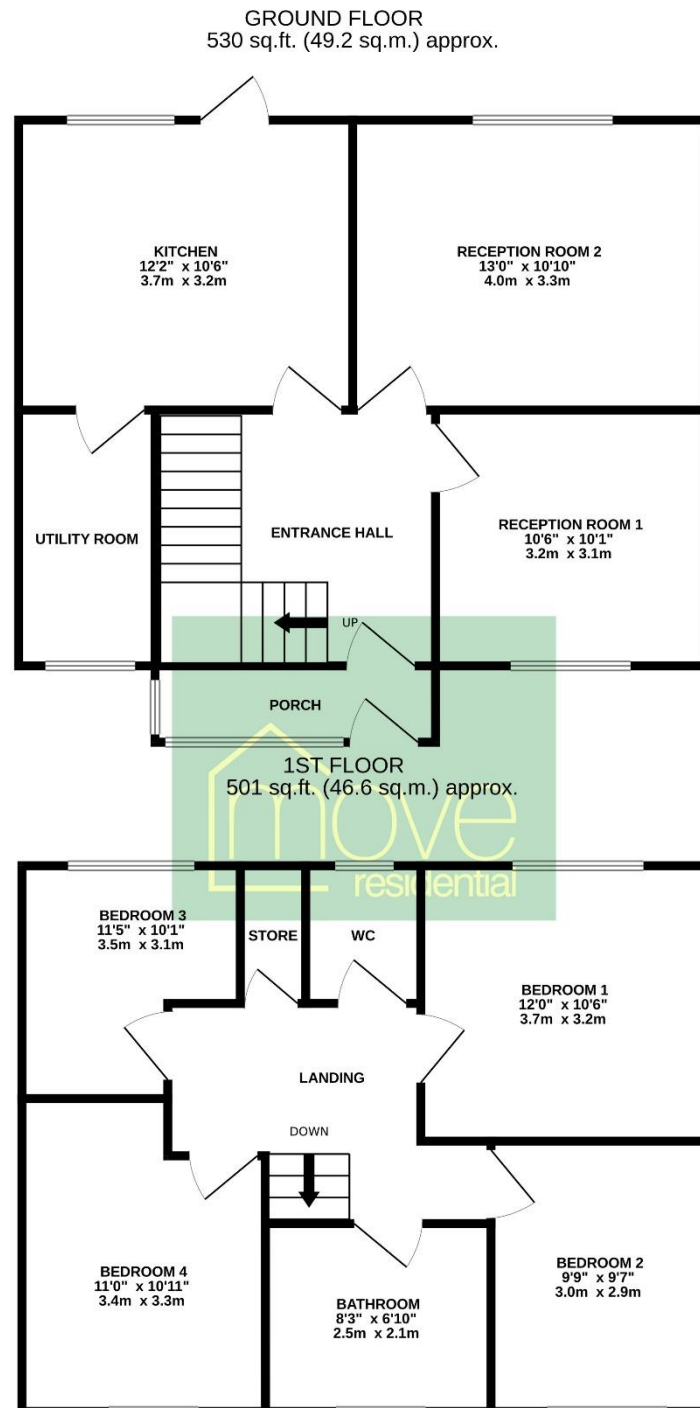
Description

Located on Colton Road in the favoured residential area of Belle Vale, L25, is this fantastic four bedroom mid terrace property, introduced to the sales market by appointed agents Move Residential. Boasting spacious and well-maintained living proportions throughout, this property is ready and waiting for a lucky buyer to put their own stamp on it. Following through the porch and entrance hall, you are led into an inviting sitting room which presents a peaceful space to relax and unwind. This is followed by a second substantial reception room which boasts a huge window flooding the room with natural light. Finished in a neutral décor featuring plush carpeting and an eye-catching fireplace, this provides a welcoming setting for entertaining guests where views of the garden can be enjoyed. Concluding the ground floor is a sizable kitchen complete with a range of fitted units, plentiful worktop space, and a utility room. Continuing up to the first floor you will discover four generously sized bedrooms, each well-presented and receiving an abundance of natural light. Accompanying the sleeping accommodation is a family shower room, boasting a walk-in shower unit, and completing the interior of this lovely home is a separate WC. Externally the property is further enhanced by an impressive rear garden which benefits from not being overlooked, providing a private outdoor spot for the whole household to enjoy, consisting of a neatly maintained lawn and smartly flagged patio, surrounded by established greenery borders.

Location

Slightly further out from the centre, Belle Vale 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. 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 FLOOR AREA : 1031 sq.ft. (95.8 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

Awaiting Image.

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.