



Gateacre Brow, Gateacre, Liverpool, L25 3PA

- Charming Three Bedroom Semi Detached Home
- Impeccably Finished & Bursting With Character
- Kitchen, Utility & Ground Floor Shower Room
- Luxurious Four-Piece Family Bathroom Suite
- Envidable Location In Desirable Area Of Gateacre
- Entrance Hall & Two Elegant Reception Rooms
- Three Bright & Well-Proportioned Bedrooms
- Delightful Rear Garden & Off-Road Parking



Offers in Excess of £520,000



















Description

Those looking for a home bursting with character should look no further than this utterly charming three bedroom semi detached home, located on Gateacre Brow in the highly desirable area of Gateacre, L25. Proudly presented to the sales market by appointed agents Move Residential, this property boasts an enchanting frontage which exudes kerb appeal, and offers generous living proportions finished to an immaculate standard throughout. Showcasing a plethora of exquisite original features, this promises to make a truly incomparable future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a beautifully presented dining room, awash with natural light courtesy of a bay window and boasting chic wall panelling, presenting an elegant setting for enjoying family mealtimes and entertaining guests. Following this is a generous reception room which enjoys a refined décor featuring an attractive wood burner and parquet flooring, offering a warm and welcoming space to relax and unwind. Continuing through you will discover a sizable farmhouse style kitchen, boasting stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a centre island. The kitchen provides access into a well-equipped utility room and concluding the ground floor is a deluxe shower room. The property continues to impress as you ascend to the first floor, which is home to three well-proportioned bedrooms, each impeccably finished featuring characterful exposed beams, and receiving an abundance of daylight. Accompanying the sleeping accommodation and completing the interior of this exceptional home is a luxurious four-piece family bathroom suite which offers a spa-like experience. Externally, this property is further enhanced by a meticulously maintained rear garden which provides a delightful oasis for the whole household to enjoy. A neatly manicured lawn offers plenty of room for recreational activities, whilst a flagged patio area presents a serene spot for al-fresco dining. The outbuilding, currently in use as a bar, is certain to be at the centre of any outdoor entertaining event. To the front, a lovely garden area enhances the property's visual appeal, and a substantial driveway provides ample off-road parking. A viewing is highly recommended to fully appreciate the spacious proportions and unique charm that this remarkable residence has to offer.

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.

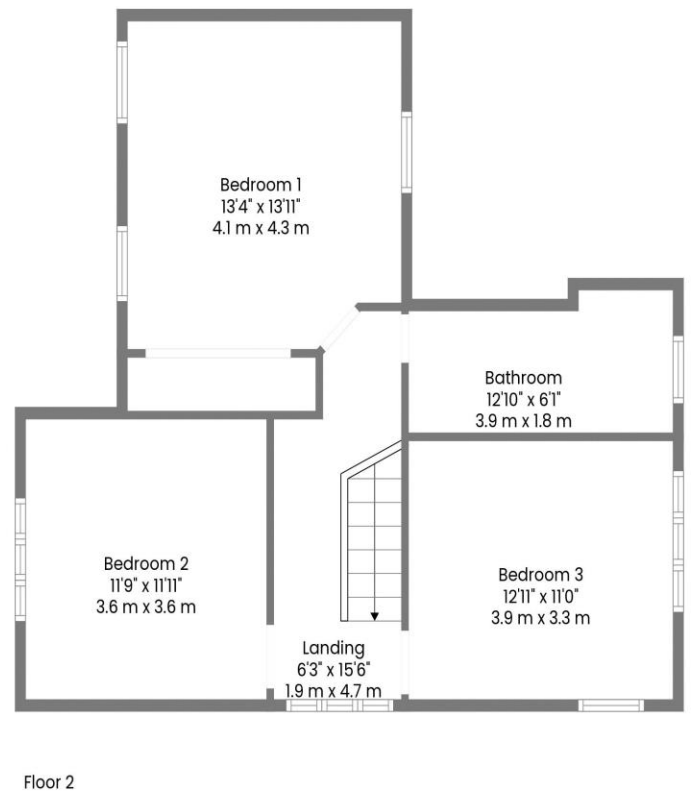
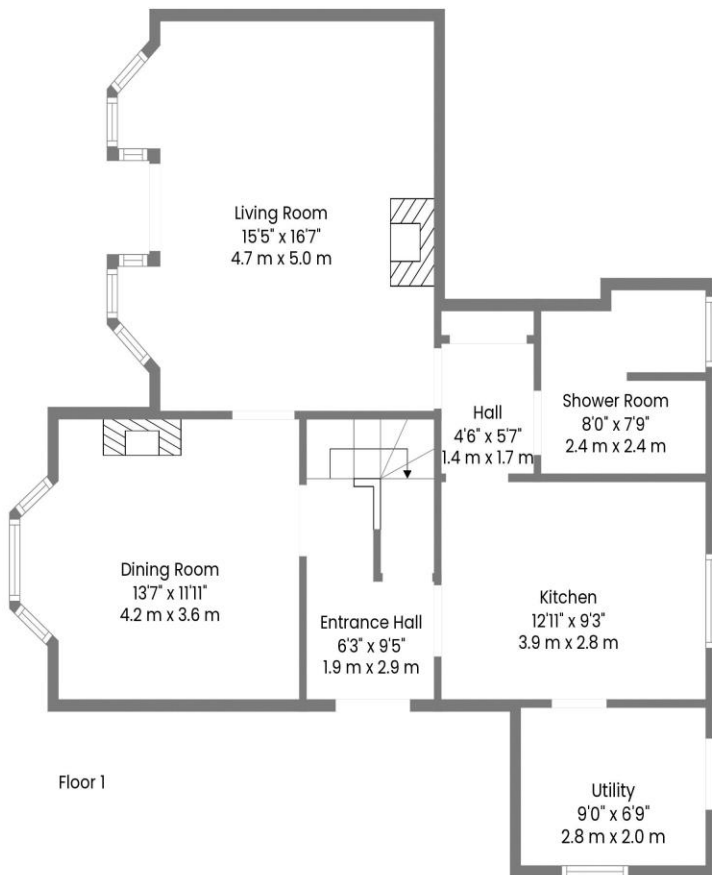
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	34 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



TOTAL: 1420 sq. ft, 132 m2

FLOOR 1: 754 sq. ft, 70 m2, FLOOR 2: 666 sq. ft, 62 m2

WALLS: 134 sq. ft, 13 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.