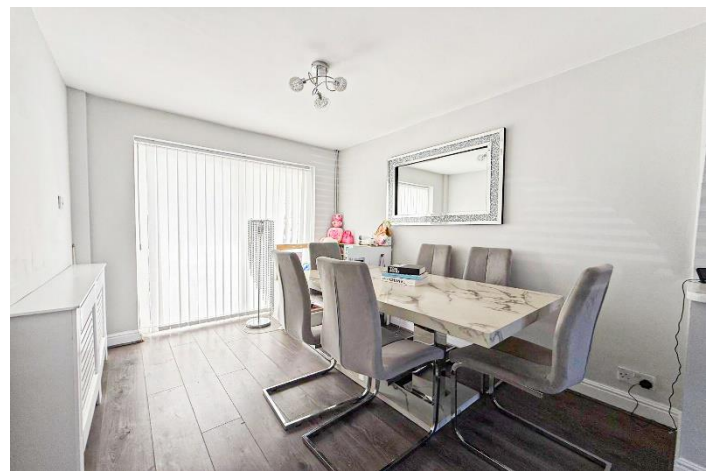




Grassington Crescent, Woolton, Liverpool, L25 9RU

- Lovely Three Bedroom Semi Detached Home
- Well-Proportioned & Presented Throughout
- Dining Area, Conservatory & Fitted Kitchen
- Contemporary Style Family Shower Room
- Prime Location In Desirable Area Of Woolton
- Entrance Hall & Welcoming Family Lounge
- Three Bright & Generously Sized Bedrooms
- Garden & Driveway For Off-Road Parking



Offers in Excess of £235,000













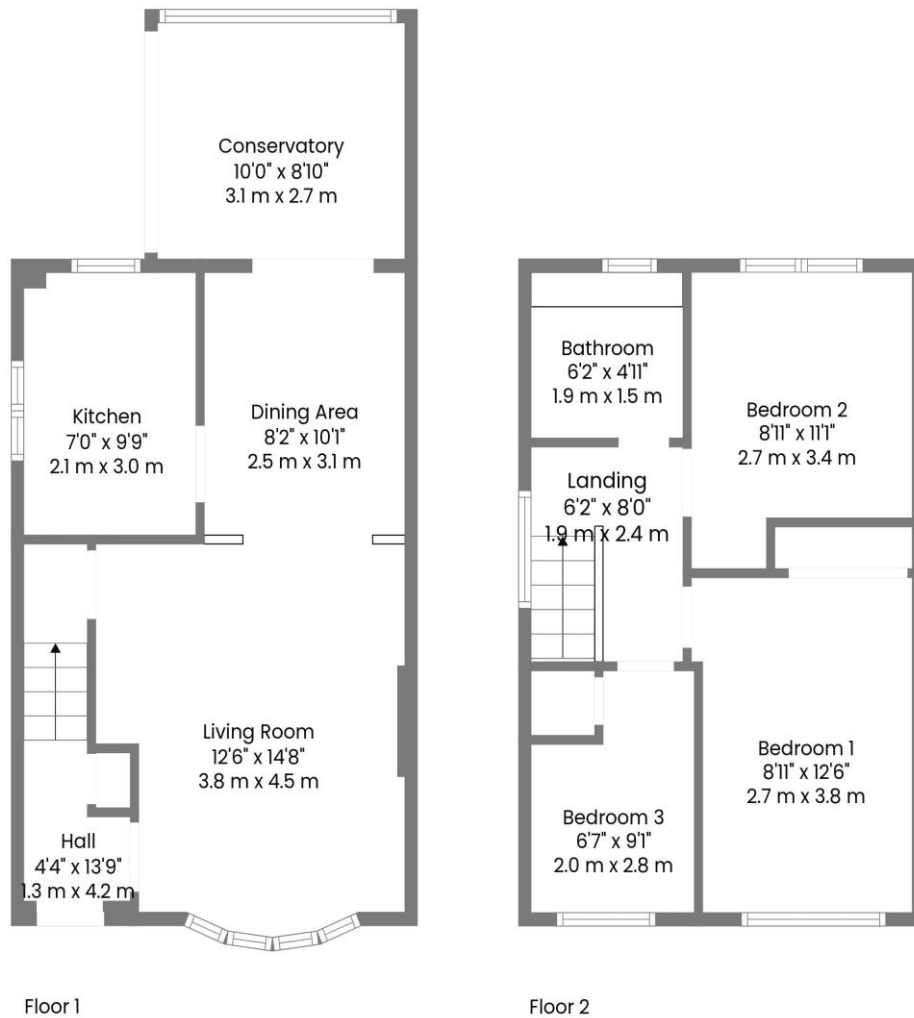
Description

Enjoying a prime location on Grassington Crescent in the ever desirable area of Woolton, L25, is this fantastic three bedroom semi detached home, welcomed to the sales market by appointed agents Move Residential. Boasting generous and well-presented living proportions throughout, this promises to make a wonderful future home for growing families. Following through the entrance hall, you are led into a bright and spacious family lounge which flows seamlessly into a dining area. Finished in a neutral décor throughout featuring wood style flooring, this presents a welcoming social space for relaxing and enjoying mealtimes. The dining area provides access into a sizable conservatory, offering a delightful alternative sitting area, and concluding the ground floor is a fitted kitchen providing plentiful surface space. Continuing up to the first floor, you will discover two substantial double bedrooms and a well-proportioned single room, each receiving plenty of natural light, accompanied by a deluxe contemporary style family shower room. Externally, the property further benefits from a rear garden which presents a charming outdoor space for the whole household to enjoy, whilst to the front, a 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



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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.