



Manor Crescent, Woolton, Liverpool, L25 8RA

- Stunning Three Bedroom Semi Detached Home
- Extended & Immaculately Finished Throughout
- Striking Open Plan Kitchen/Dining/Living Area
- Luxurious Contemporary Family Bathroom Suite
- Envidable Location In Desirable Area Of Woolton
- Entrance Hall, Spacious Reception Room & WC
- Three Bright & Beautifully Presented Bedrooms
- Delightful Garden, Off-Road Parking & Garage



Offers in Excess of £385,000





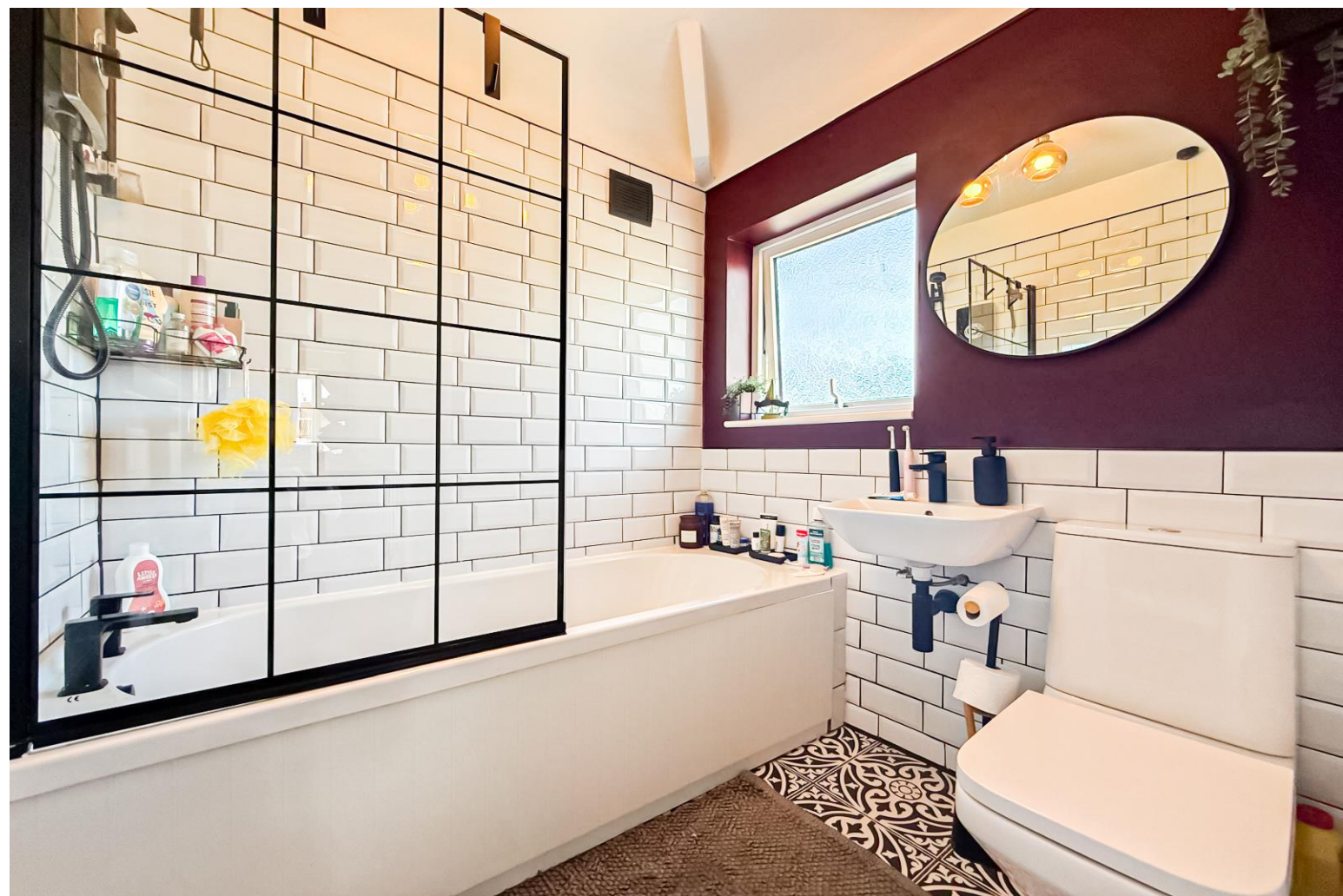














Description

This truly stunning three bedroom semi detached home, enjoying an enviable location in the ever desirable area of Woolton, L25, is proudly presented to the sales market by appointed agents Move Residential. Having been substantially extended, this property offers expansive and versatile living proportions which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculately presented interiors finished to exemplary specifications throughout, this presents an opportunity not to be missed for those searching for their dream family home in one of South Liverpool's most sought-after suburbs. Upon entering the residence, you are greeted by an inviting entrance hall which sets the tone for the rest of the property, leading through to a spacious and beautifully presented family lounge. Bathed in natural light and enjoying a tasteful décor which complements the cosy wood burner, this presents a welcoming space to relax and unwind. Eye-catching sliding wooden doors provide access into the sensational extended open plan kitchen dining and living space which provides the ultimate setting for social living. Boasting attractive parquet style flooring throughout, bi-fold doors to the rear which provide seamless access into the garden, and skylights above flooding the room with natural light, this impeccably presented space is certain to impress even the most discerning of buyers. The kitchen is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances. A spectacular centre island incorporates a breakfast bar, offering the ideal spot for more casual dining, and with ample room to accommodate a formal dining table, this space is perfectly 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 discover two generously sized double bedrooms along with a well-proportioned single room, each finished to a high standard featuring plush carpeting throughout and receiving an abundance of natural light. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful residence is a luxurious three-piece family bathroom suite boasting chic patterned flooring. Externally, the property is further enhanced by a substantial rear garden which provides a delightful outdoor space for the whole household to enjoy. A neatly maintained lawn offers plenty of room for recreational activities whilst a raised decking area presents a serene spot for enjoying al-fresco dining. To the front, a sizable driveway provides ample off-road parking, and a garage offers additional storage space. A viewing is highly recommended to appreciate the generous proportions and high quality finishes that this property has to offer, promising to make an exceptional future home for a very lucky family.

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.

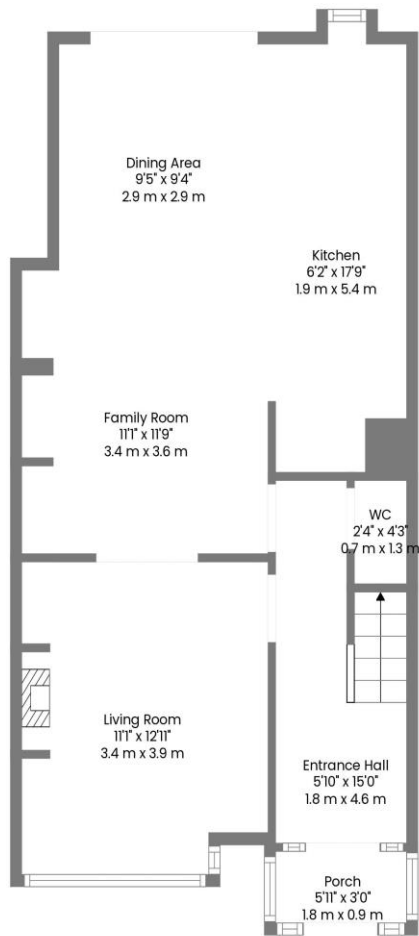
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

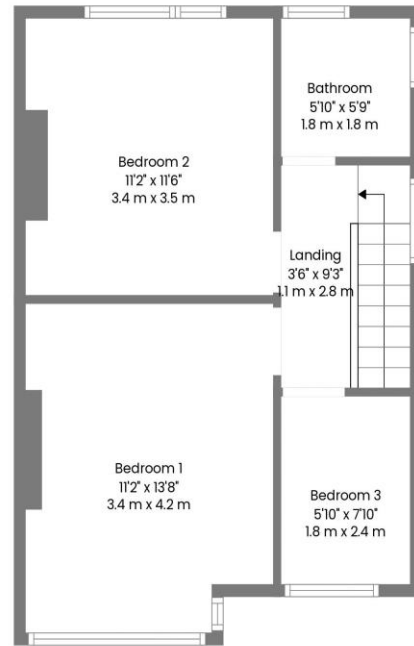
Additional Information

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

TOTAL: 992 sq. ft, 92 m2

FLOOR 1: 569 sq. ft, 53 m2, FLOOR 2: 423 sq. ft, 39 m2

EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2, BAY WINDOW: 3 sq. ft, 0 m2
WALLS: 100 sq. ft, 9 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.