



Eaglehurst Road, Gateacre, Liverpool, L25 3QH

- Charming Three Bedroom Dormer Bungalow
- Opportunity For Those Looking To Downsize
- Hall, Two Reception Rooms & Kitchen Diner
- Ensuite To Master & Downstairs Bathroom
- Prime Location In Desirable Area Of Gateacre
- Well-Proportioned & Beautifully Maintained
- Three Bright & Generously Sized Bedrooms
- Garden To Rear, Off-Road Parking & Garage



Offers Over £325,000



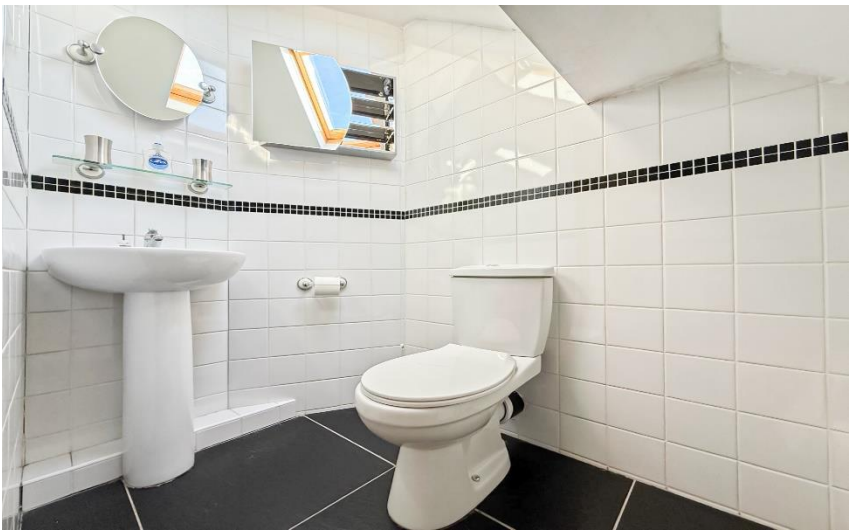














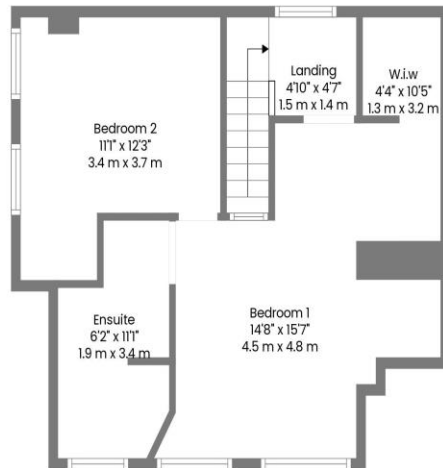
Description

Nestled on Eaglehurst Road in the highly desirable area of Gateacre, L25, is this charming three bedroom dormer bungalow, welcomed to the sales market by appointed agents Move Residential. Boasting spacious and beautifully maintained accommodation throughout, this promises to make an ideal purchase for those looking to downsize. You are greeted into the property by an inviting entrance hall, leading through two well-presented reception rooms, each featuring plush carpeting and flooded with natural light. The dining room presents a delightful space for sharing mealtimes with family and friends, whilst the lounge enjoys an eye-catching feature fireplace, presenting a welcoming space to relax and unwind. Continuing through you will find a substantial kitchen diner, complete with a range of modern fitted base and wall units and complementary worktops. A breakfast bar provides the ideal spot for more casual dining, and with ample room to accommodate dining table, this provides a social setting for cooking in company. Concluding the ground floor is the first of three bright and generously sized bedrooms, along with a three-piece family bathroom suite. The first floor is home to the remaining two bedrooms, each finished to an excellent standard, with the master further enjoying the added luxury of a contemporary style ensuite shower room and a walk-in-wardrobe/dressing room. Externally, the property further benefits from a lovely low-maintenance rear garden consisting of a pebbled area and flagged patio, presenting an idyllic spot for enjoying al-fresco dining during the warmer months. To the front, a sizable driveway provides ample off-road parking and a detached garage offers additional storage space.

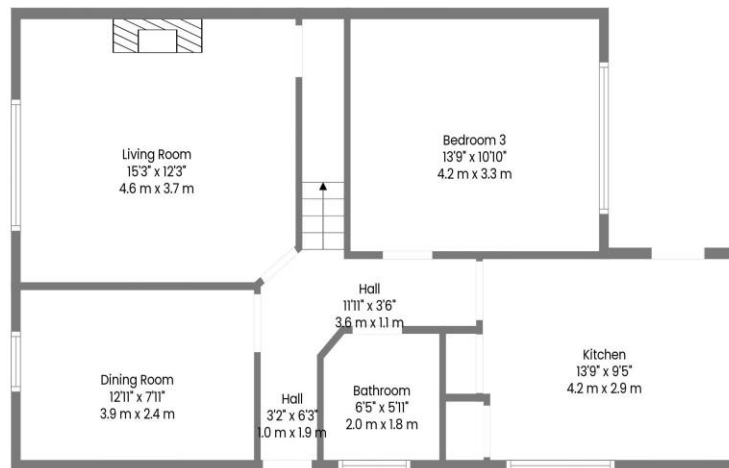
Location

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.

Floor Plan



Floor 2



Floor 1

TOTAL: 1045 sq. ft, 97 m2

FLOOR 1: 725 sq. ft, 67 m2, FLOOR 2: 320 sq. ft, 30 m2

EXCLUDED AREAS: LOW CEILING: 83 sq. ft, 8 m2, W.I.W: 37 sq. ft, 3 m2

WALLS: 105 sq. ft, 10 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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.