



## Wimborne Place, Huyton, Liverpool, L14 8AA

- Stunning Three Bedroom Semi Detached Property
- Finished To An Immaculate Standard Throughout
- Stylish Fitted Kitchen Diner & Ground Floor WC
- Ensuite To Master & Deluxe Family Bathroom
- Located In Popular Residential Area of Huyton
- Entrance Hall & Beautifully Presented Lounge
- Three Bright & Impeccably Finished Bedrooms
- Delightful Garden To Rear & Off-Road Parking



£240,000

























## **Description**

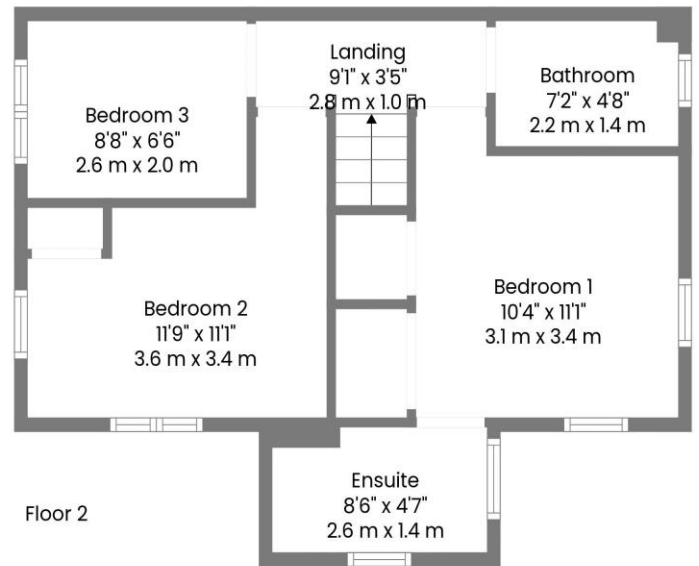
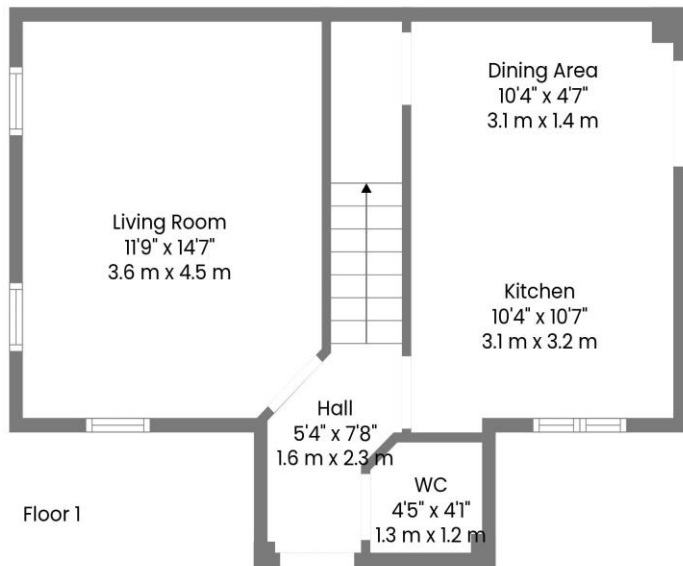
Located on Wimborne Place in the popular residential area of Huyton, L14, is this stunning three bedroom semi detached property, proudly presented to the sales market by appointed agents Move Residential. Boasting generous and immaculately presented living proportions throughout, this promises to make an enviable future home for a growing family. An entrance hall greets you into the property, leading through to a bright and spacious family lounge. Beautifully finished in a tasteful décor featuring attractive parquet style flooring, this presents a tranquil and stylish space to relax and unwind. Following this is an impeccably finished kitchen diner complete with a range of elegant fitted base and wall units and complementary worktops providing plentiful surface space. With ample room to accommodate a dining table in front of the French doors which provide views and access out to the rear garden, this provides a charming social setting for cooking in company and enjoying family mealtimes. Concluding the ground floor is a convenient WC. The first floor is home to three generously sized bedrooms, each finished to an exemplary standard featuring plush carpeting throughout. The master enjoys the added luxury of a contemporary style ensuite shower room, and adding the finishing touch to the interior of this wonderful home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden consisting of a neatly maintained lawn and smartly flagged patio area. To the side, a driveway provides ample off-road parking for two vehicles.

## **Location**

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Jubilee Park which is just opposite the property, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.



## Floor Plan



**TOTAL: 832 sq. ft, 78 m<sup>2</sup>**  
BELOW GROUND: 416 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 416 sq. ft, 39 m<sup>2</sup>  
WALLS: 92 sq. ft, 8 m<sup>2</sup>

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		95 A
81-91	B	83 B	
69-80	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.