



Budworth Drive, Woolton, Liverpool, L25 9SE

- Fantastic Four Bedroom Semi Detached Property
- Offers Generous Living Proportions Throughout
- Dining Room, Kitchen Diner & Downstairs WC
- Contemporary Three-Piece Family Bathroom
- Enviably Location In Desirable Area Of Woolton
- Entrance Hall, Playroom & Welcoming Lounge
- Four Bright Bedrooms With Ensuite To Master
- Delightful Garden, Off-Road Parking & Garage

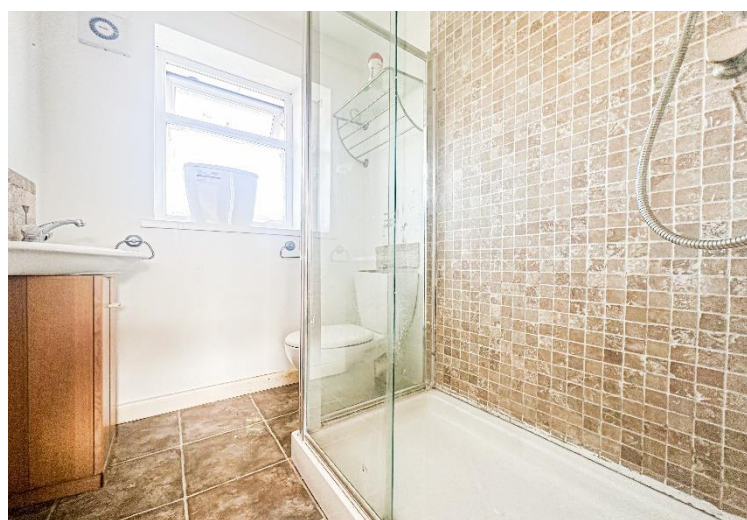


£300,000















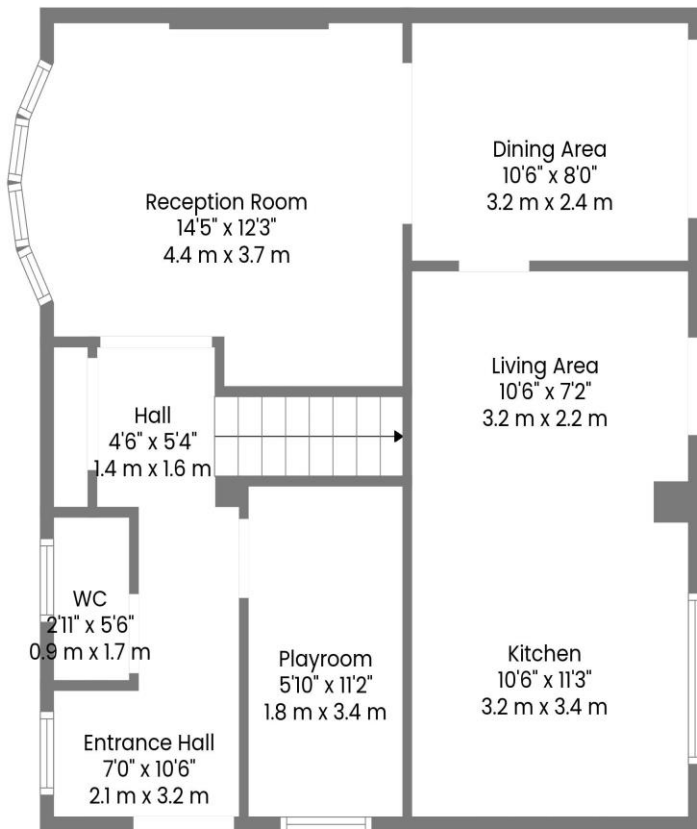
Description

Enjoying a prime location on Budworth Drive in the ever desirable area of Woolton, L25, is this fantastic four bedroom semi detached home, introduced to the sales market by appointed agents Move Residential. Occupying a substantial corner plot, this property offers generous proportions which offer a wealth of living space for growing families. An entrance hall greets you into the property, leading through to a delightful playroom, which could also be used as a home office, followed by a bright and spacious family lounge. Awash with natural light and finished in a tasteful décor featuring parquet style flooring, this presents a welcoming space to relax and unwind. The lounge flows seamlessly into a dining area which enjoys a set of French doors providing views and access out to the rear garden, offering a charming setting for enjoying family mealtimes and entertaining guests. Continuing through you will find a substantial modern kitchen diner complete with a range of fitted base and wall units and plentiful surface space. With ample room to also accommodate a dining/sitting area, this presents a social setting for cooking in company. Concluding the extensive ground floor is a convenient WC. Continuing up to the first floor, you will find four generously sized bedrooms, each receiving an abundance of daylight. The master enjoys the added luxury of an ensuite shower room, and adding the finishing touch to the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden comprising of a lawn and patio area. To the side, a driveway provides ample off-road parking and a garage offers additional storage space.

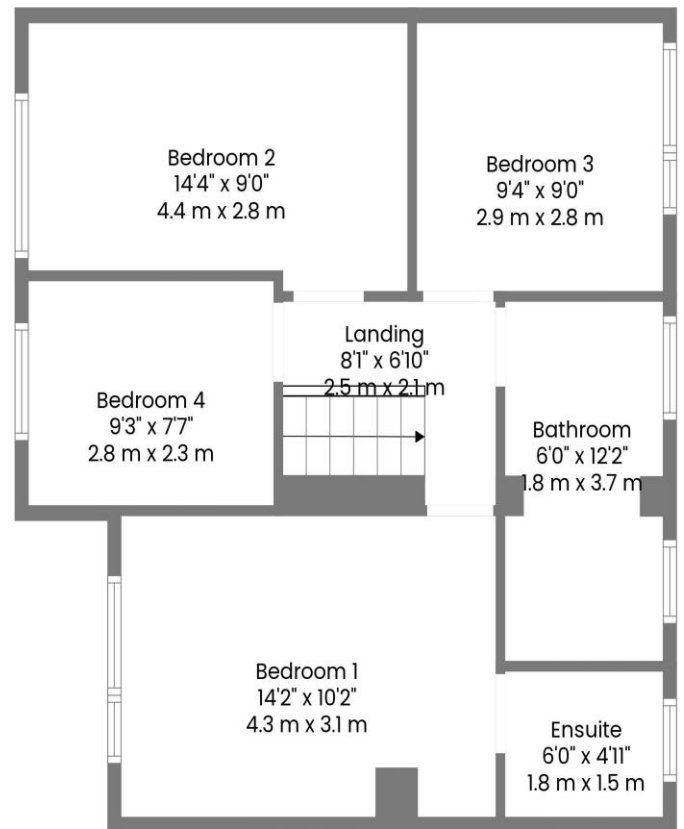
Location

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



Floor 1



Floor 2

TOTAL: 1192 sq. ft, 110 m2

FLOOR 1: 584 sq. ft, 54 m2, FLOOR 2: 608 sq. ft, 56 m2

EXCLUDED AREAS: PLAYROOM: 65 sq. ft, 6 m2

WALLS: 106 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

Awaiting Image.

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.