



Church Road, Woolton, Liverpool, L25 6DB

- Exceptional Three Bedroom Detached Residence
- A Rare Find - Available For Sale With No Chain
- Entrance Hall & Two Spacious Reception Rooms
- Three Bedrooms & Three-Piece Bathroom Suite
- Envious Location In Desirable Area Of Woolton
- Generous & Beautifully Maintained Throughout
- Substantial Kitchen Diner & Ground Floor WC
- Delightful Garden To Rear & Off-Road Parking



£675,000



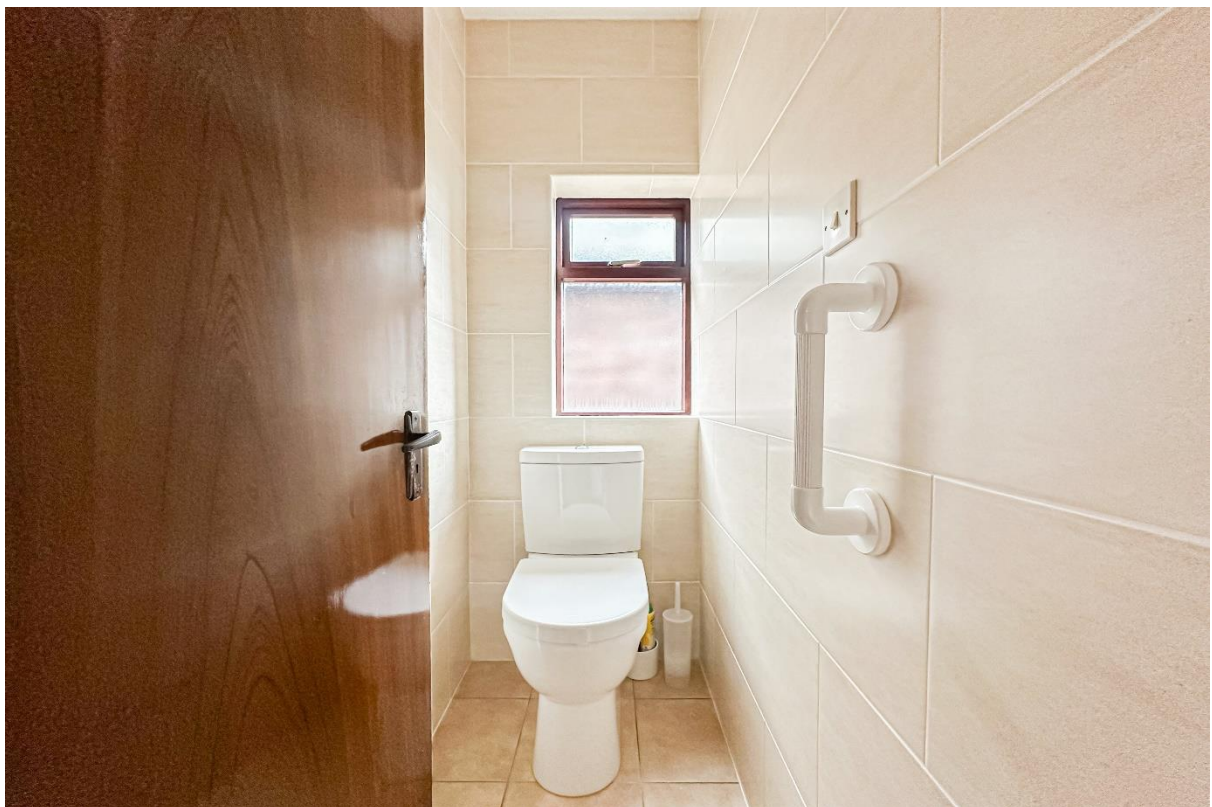


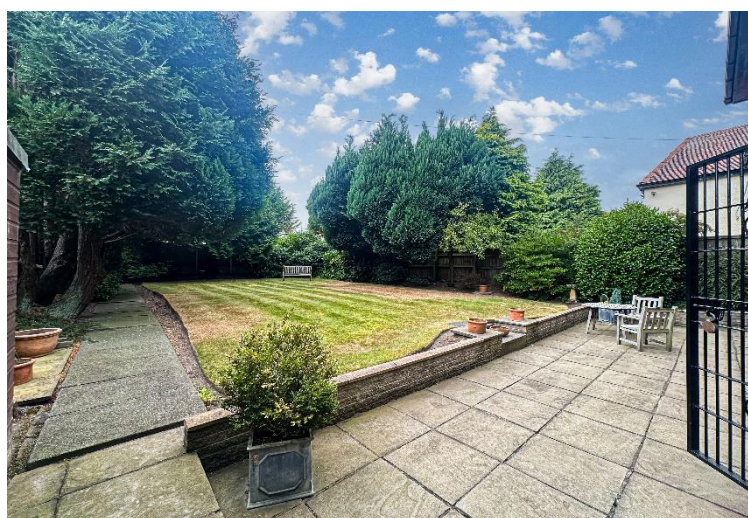












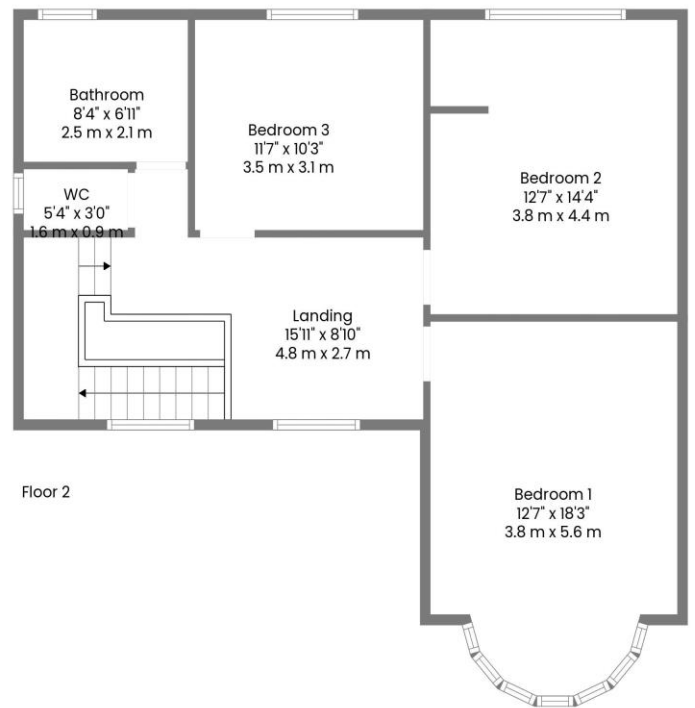
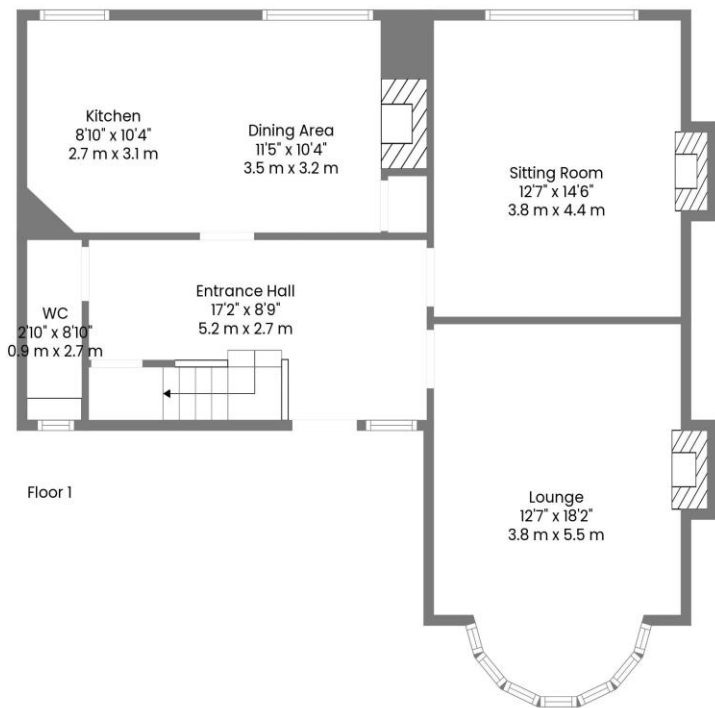
Description

Standing proudly on Church Road in the ever-desirable area of Woolton, L25, is this exceptional three bedroom detached residence, showcased to the sales market courtesy of appointed agents Move Residential. The property boasts an imposing frontage and offers generous and beautifully maintained living proportions which are practically bursting with potential throughout. Available for sale with no onward chain, this presents an opportunity not to be missed for those searching for a forever family home they can put their own stamp on. You are greeted into the residence by a grand entrance hall, leading through to a spacious family lounge which boasts a feature fireplace and a bay window flooding the room with natural light, presenting a welcoming space to entertain guests. Following this is a second substantial reception room, which also enjoys an eye-catching fireplace and views of the garden, offering a tranquil setting to relax and unwind. Continuing through you will find a generous kitchen diner complete with a range of fitted units, providing a social space for enjoying family mealtimes and cooking in company. Concluding the extensive ground floor is a convenient WC. Ascending up to the first floor, you will discover three well-proportioned double bedrooms, each receiving an abundance of daylight, with the master room further benefitting from a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this impressive home is a contemporary style family bathroom suite, alongside a separate WC. Externally, the residence is further enhanced by a substantial and meticulously maintained garden to the rear which provides a fantastic outdoor space for the whole household to enjoy. A neatly manicured lawn offers plenty of room for recreational activities, surrounded by established greenery borders which provide privacy and seclusion, whilst a patio area presents a serene spot for al-fresco dining and entertaining. To the front, a sizable driveway provides ample off-road parking for two vehicles. A viewing is highly recommended to fully appreciate the expansive proportions and exciting scope that this traditional home has to offer, promising to make a truly extraordinary future home for an extremely 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.

Floor Plan



TOTAL: 1590 sq. ft, 148 m²

FLOOR 1: 797 sq. ft, 74 m², FLOOR 2: 793 sq. ft, 74 m²

EXCLUDED AREAS: FIREPLACE: 14 sq. ft, 2 m², WALLS: 125 sq. ft, 12 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.