



Grange Lane, Gateacre, Liverpool, L25 4SB

- Stunning Three Bedroom Detached Residence
- Modern & Immaculately Finished Throughout
- Showstopping Kitchen, Dining & Living Space
- Ensuite To Master & Deluxe Family Bathroom
- Enviably Located In Desirable Area Of Gateacre
- Hallway, Reception Room, Utility Room & WC
- Three Bright & Beautifully Finished Bedrooms
- Delightful Garden, Off-Road Parking & Garage



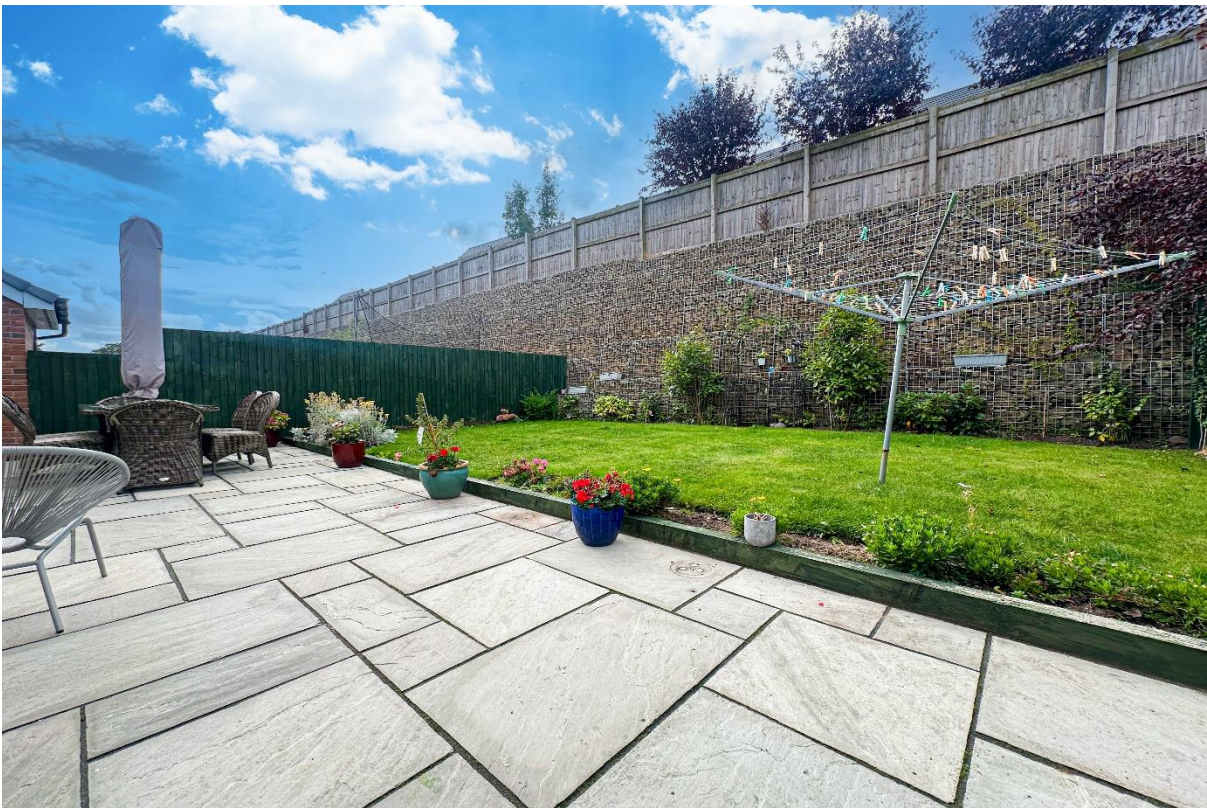
Offers Over £390,000











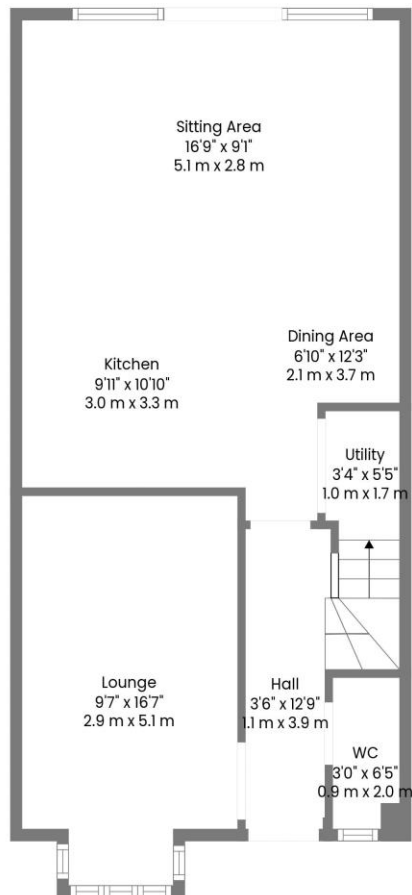
Description

This stunning three bedroom detached home, located on Grange Lane in the desirable area of Gateacre, L25, is proudly presented to the sales market courtesy of appointed agents Move Residential. Boasting a charming frontage, the property offers modern and immaculately presented living proportions throughout, promising to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a bright and spacious family lounge which has been beautifully finished in a tasteful décor featuring plush carpeting, presenting a welcoming setting to relax and unwind. Following this is a sensational open plan kitchen dining and living area which is certain to impress even the most discerning of buyers. Evidently finished to high specifications, this room boasts attractive parquet style flooring throughout and enjoys French doors which provide seamless access out to the garden, along with skylights flooding the space with natural light. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops, and a selection of sleek integrated appliances. With ample room to accommodate a designated sitting and dining area, this presents the ultimate social setting for enjoying family mealtimes and entertaining on a larger scale. Concluding the ground floor is a well-equipped utility room and a convenient WC. The exceptional quality continues up to the first floor, where you will find three well-proportioned bedrooms, each finished to an impeccable standard and receiving an abundance of natural light. The master enjoys the added luxury of a contemporary style ensuite shower room, and adding the finishing touch to the interior of this fabulous home is a deluxe three-piece family bathroom suite. Externally, the property is further enhanced by a delightful rear garden which consists of a neatly maintained lawn and smartly flagged patio area, presenting an idyllic spot for enjoying al-fresco dining during the warmer months. To the front, a driveway provides off-road parking and a garage offers additional storage space.

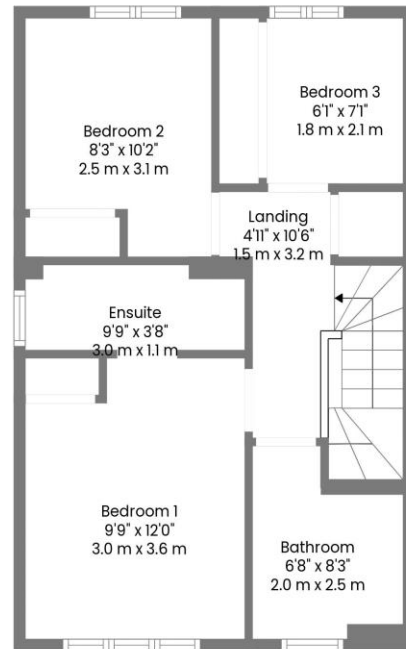
Location

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 1



Floor 2

TOTAL: 996 sq. ft, 92 m²

FLOOR 1: 553 sq. ft, 51 m², FLOOR 2: 443 sq. ft, 41 m²

EXCLUDED AREAS: UTILITY: 36 sq. ft, 3 m², WALLS: 98 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		95 A
81-91	B	84 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.