

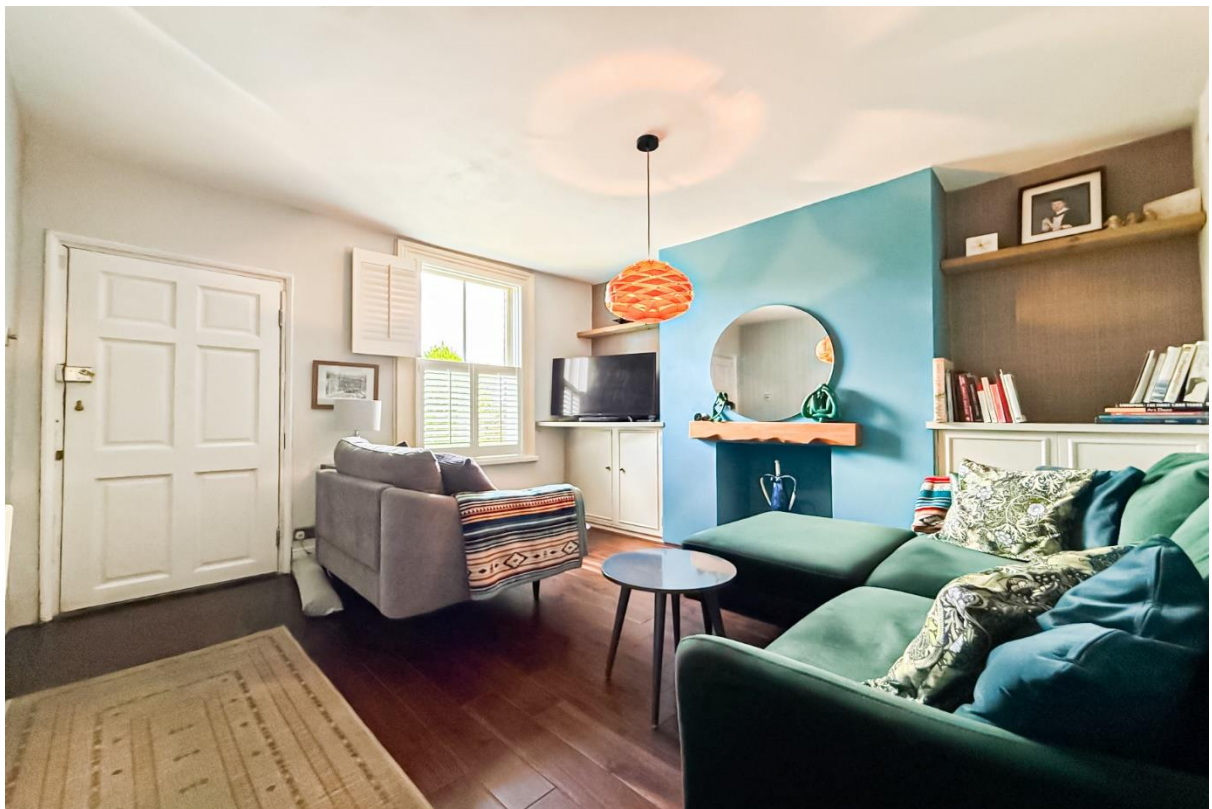


Acrefield Road, Woolton, Liverpool, L25 5JL

- Charming Two Bedroom Semi Detached Cottage
- Finished To An Immaculate Standard Throughout
- Beautifully Finished Dining Area & Downstairs WC
- Luxury Contemporary Style Family Shower Room
- Enviably Located In The Heart Of Woolton Village
- Welcoming Family Lounge & Stylish Fitted Kitchen
- Two Generously Proportioned Double Bedrooms
- Porcelain Tiled Courtyard & Raised Garden Area



£350,000



















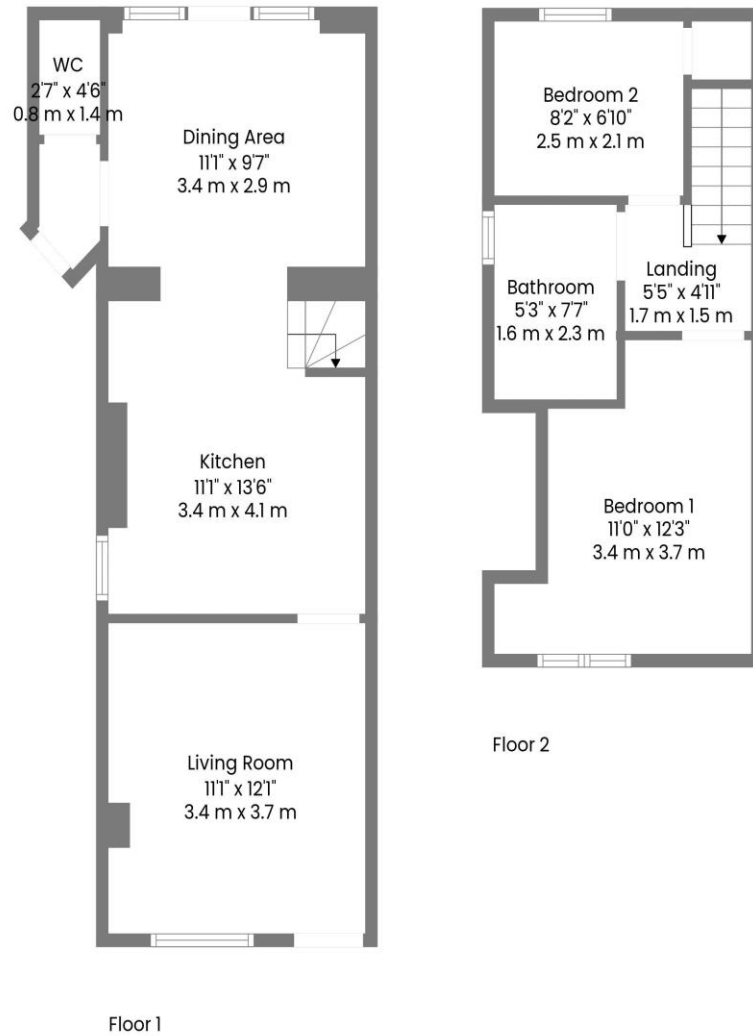
Description

Those seeking a property bursting with character should look no further than this utterly charming two bedroom semi detached cottage, enjoying an enviable location in the heart of the desirable Woolton Village, L25. Proudly showcased to the sales market by appointed agents Move Residential, this Grade II listed property, built circa 1890, boasts an enchanting frontage exuding kerb appeal, and has been finished to an immaculate standard throughout, promising to make an incomparable future home for a very lucky buyer. Upon entering the property, you are greeted by a bright and spacious reception room which has been beautifully finished in a tasteful décor featuring walnut hardwood flooring, presenting a welcoming space for relaxation. This is followed by a fitted kitchen complete with a range of stylish base and wall units, complementary hardwood worktops, and a selection of sleek integrated appliances, with an eye-catching Belfast sink adding the perfect finishing touch. The kitchen flows seamlessly into an extended dining area, providing a stunning social setting for enjoying family mealtimes and entertaining guests. The impeccably presented dining space enjoys exquisite Italian porcelain tiles which continue through to the courtyard, bi-fold doors providing seamless access between the inside and outside, and a rooflight above illuminating the room in natural light. Concluding the ground floor is a convenient WC. Ascending up to the first floor, you will discover two well-proportioned double bedrooms, each finished to an excellent standard, accompanied by a luxurious family shower room which features a walk-in shower unit and chic patterned flooring. Externally, steps from the courtyard lead up to a delightful tiered gardens, presenting an idyllic spot for enjoying al-fresco dining during the warmer months. This rare opportunity to own a historic cottage in the centre of Woolton, just a stones throw from all the amenities that the picturesque village has to offer, is not one to be missed.

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



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.