

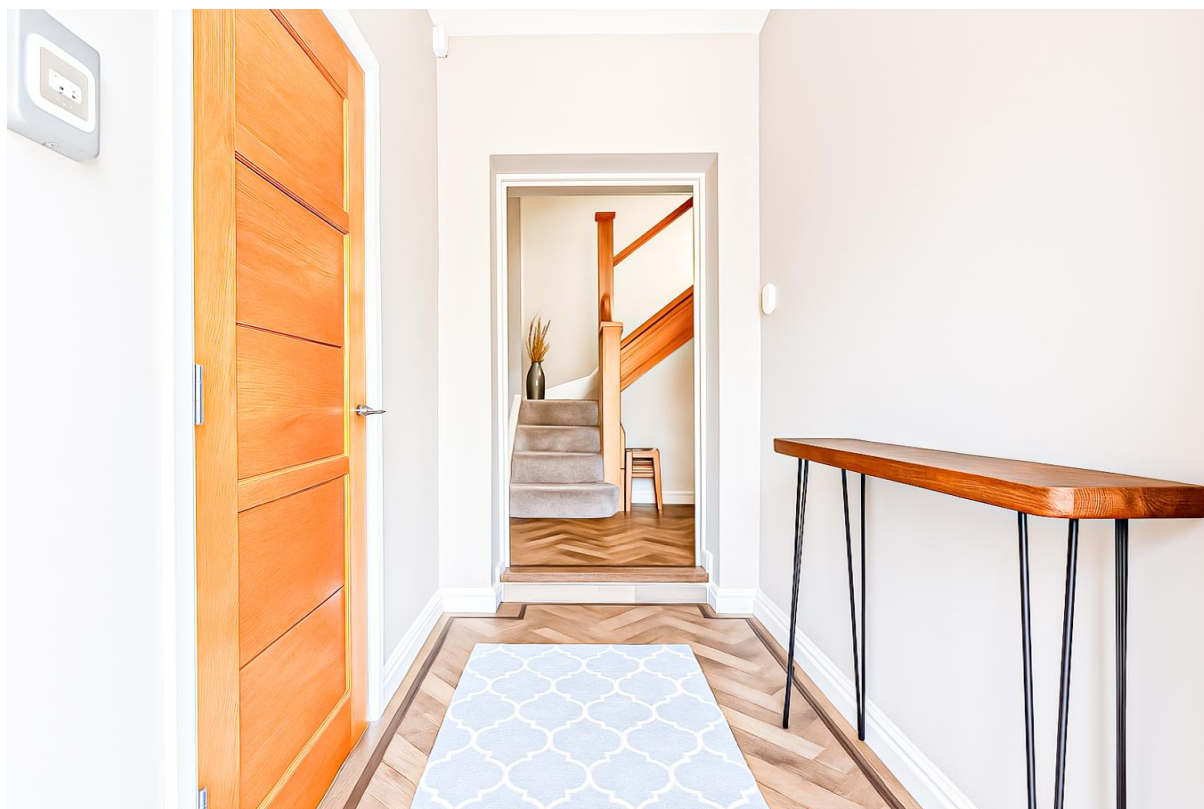


Hillside Drive, Woolton, Liverpool, L25 5NS

- Outstanding Four Bedroom Detached Residence
- Renovated To High Specifications Throughout
- Open Plan Kitchen/Dining/Living Area & Utility
- Ensuite To Master & Luxurious Main Bathroom
- Prime Location In The Coveted Area Of Woolton
- Entrance Hall, Family Lounge & Downstairs WC
- Four Bright & Impeccably Finished Bedrooms
- Impressive Rear Garden & Off-Road Parking



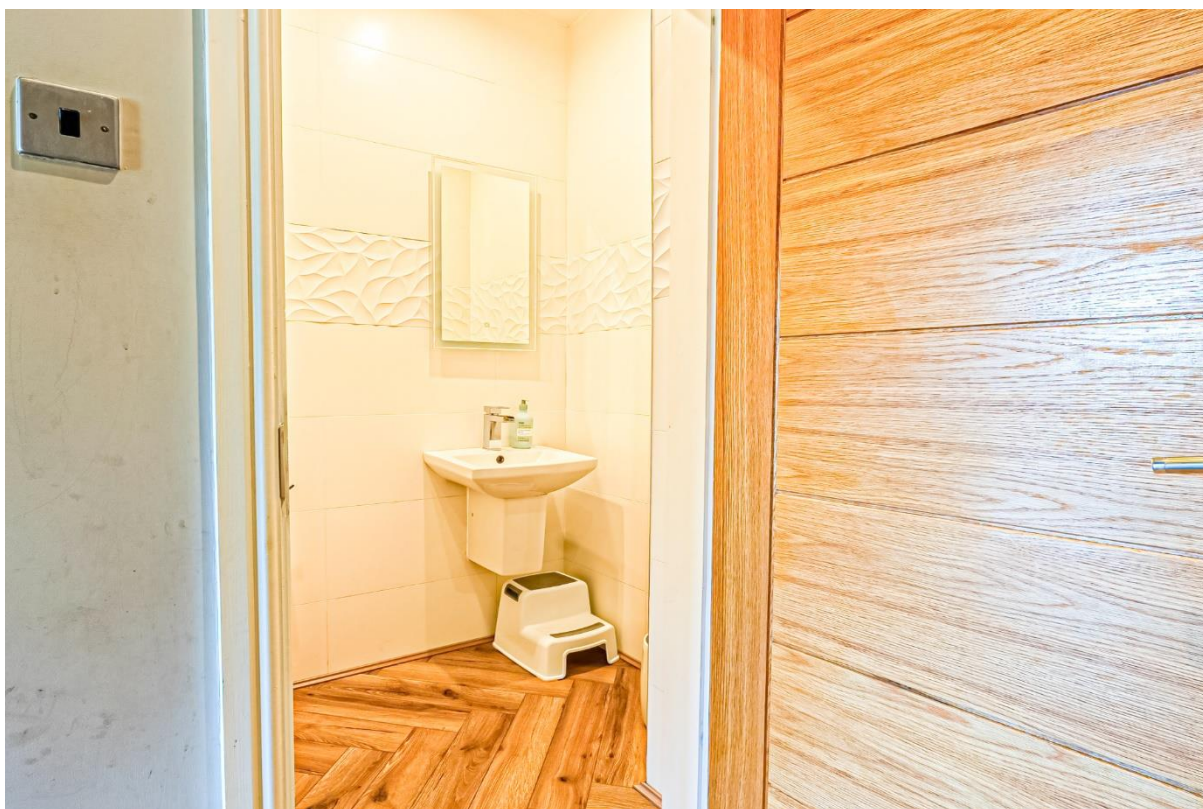
Offers in Excess of £700,000



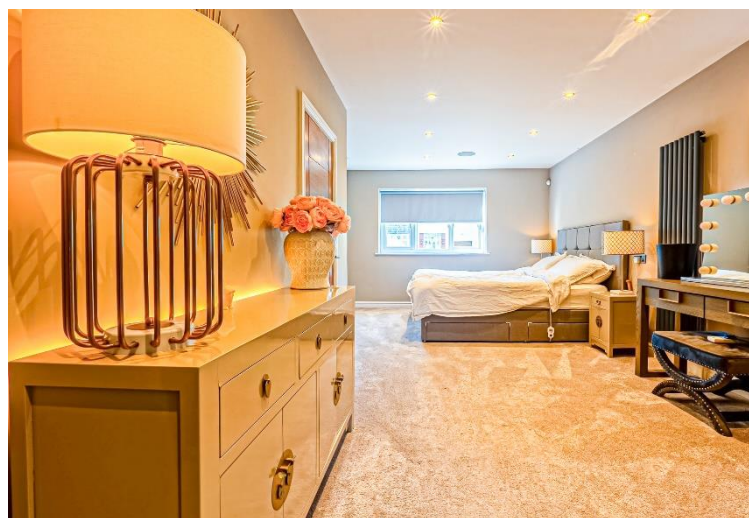






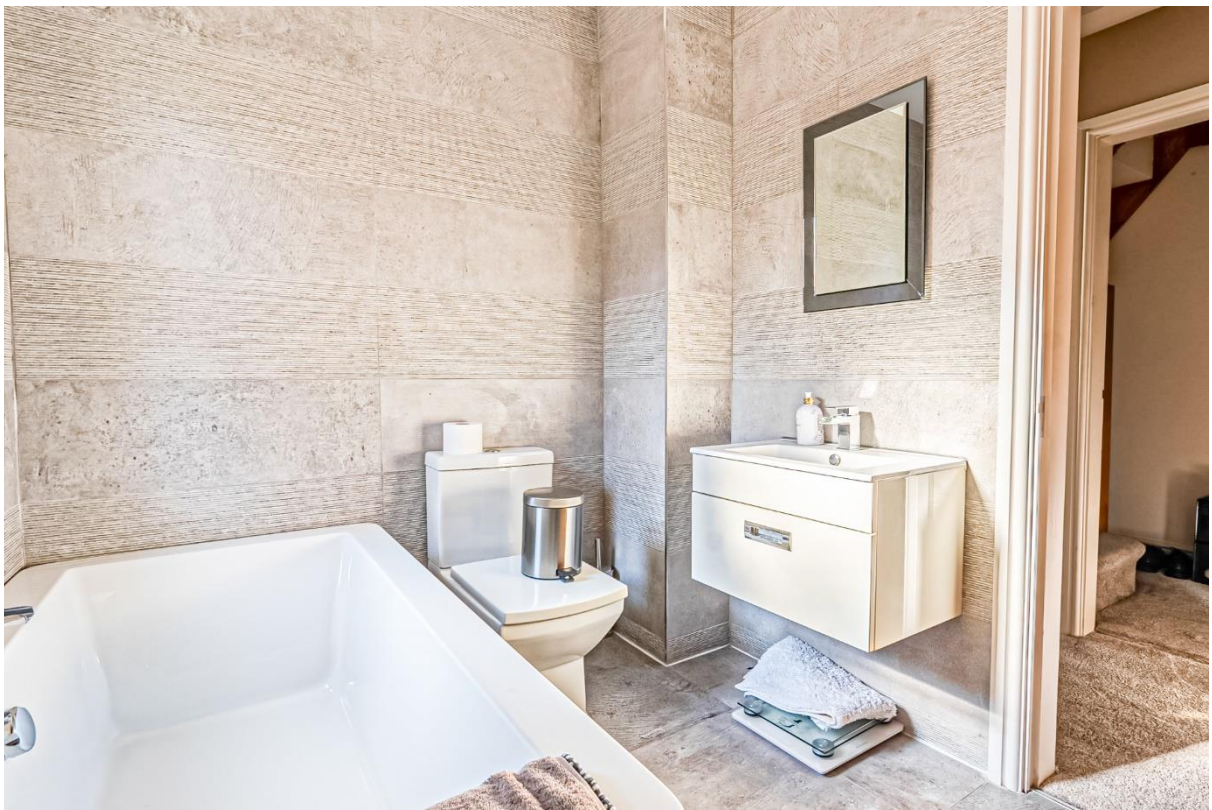














Description

Standing proudly on Hillside Drive within the heart of the ever-desirable area of Woolton, L25, is this outstanding four bedroom detached residence, showcased to the sales market by appointed agents Move Residential. The property boasts an attractive frontage and is accessed via a secure gated entry system. Having recently undergone an extensive renovation, the property enjoys generous proportions and a thoughtful, ergonomic design throughout, promising to make an incomparable forever home for an extremely lucky family. Upon entering the accommodation, you are instantly wowed by the elegantly presented entrance hall which features stunning tiled flooring that flows throughout the home and guides you into a fabulous bay fronted family lounge. Flooded with an abundance of natural light, this charming room is finished in a tasteful neutral décor with plush carpeting throughout, offering a welcoming living space for the whole household to enjoy. At the heart of the home, there is a truly showstopping open plan kitchen, dining and living space. Boasting a contemporary and sleek design with tiled flooring throughout, this substantial room offers a clearly defined sitting and dining area, flowing seamlessly into the modern fitted kitchen which is complete with a range of bespoke wall and base units, complimentary Granite work top providing plentiful surface space, and a selection of high specification integrated appliances. Further boasting a spectacular centre island which incorporates a breakfast bar, along with bi-folding doors extending out to the paved patio area, this impressive kitchen provides the ultimate workspace for any avid cook! Serving the home is also a convenient utility room which mirrors the high standard set by the kitchen and offers additional storage space and fittings for appliances. Completing the ground floor is a convenient WC. The tour of the home continues to impress as you ascend to the first floor, where you will find an expansive master bedroom suite, two impressively spacious double bedrooms – one of which enjoys wonderfully high ceilings, and an additional well-proportioned single bedroom which would provide ideal use for a nursery or office space. Each room is finished to a remarkable standard and receives an abundance of daylight with the master bedroom further enjoying a lavish four-piece ensuite bathroom as well as a walk-in wardrobe. Concluding the first floor is a luxurious four-piece family bathroom suite, featuring complimentary Porcelanosa tiling to the walls and floors, which gives the space a spa-like feel and provides a tranquil setting to relax and unwind. At the pinnacle of the property, to the second floor, there is a fabulous converted loft room which is currently being utilised as a cinema room although offers the potential to be converted into a fifth double bedroom. Not only does this fantastic space enjoy a top of the range cinema system and Sonos surround sound, it also enjoys an abundance of storage space and Velux windows with black out blinds that not only flood the room in natural light, but also offers picturesque views of the stunning surrounding areas. Externally, the residence is further enhanced by a large and meticulously manicured laid to lawn garden, boasting a raised flagged patio area providing a fantastic outdoor recreational space for the household to enjoy! To the front, a substantial driveway provides off-road parking for three vehicles and leads to an integral garage that is currently being utilised as an impressive home gym.

Further benefits to the magnificent home include:

- Sonos surround system (throughout the property)
- Stunning outdoor lighting
- USB ports situated throughout the property
- Bespoke fitted blinds
- Air conditioning & heating system in loft
- CCTV security system
- Underfloor heating
- Phillips hue remote lighting throughout

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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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.

Floor Plan

Awaiting Image.