



Beechurst Road, Gateacre, Liverpool, L25 3QA

- Magnificent Five Bedroom Semi Detached Property
- Generously Proportioned & Immaculately Presented
- Sophisticated Fitted Kitchen & Elegant Dining Room
- Luxurious Contemporary Style Family Shower Room
- Enviably Located In The Desirable Area Of Gateacre
- Entrance Hall & Beautifully Finished Family Lounge
- Five Substantial & Impeccably Presented Bedrooms
- Flagged Rear Garden, Off-Road Parking & Garage

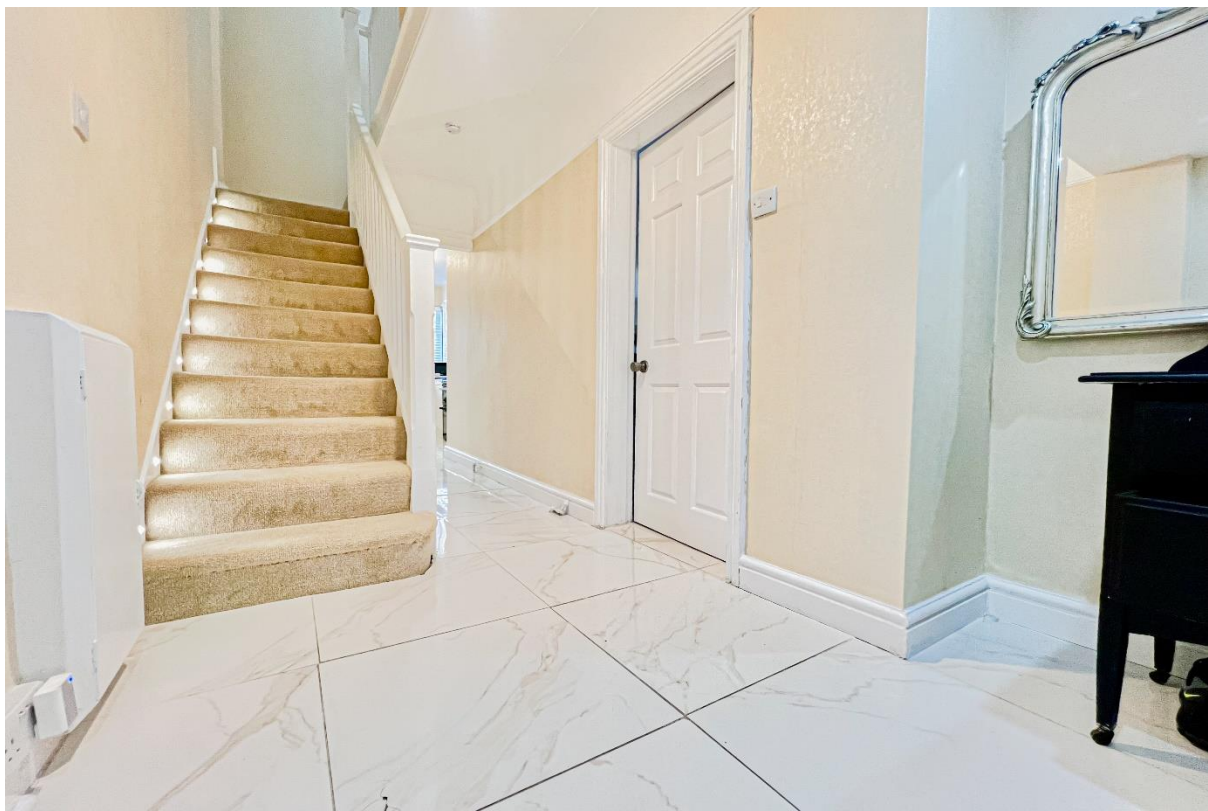


Offers Over £325,000



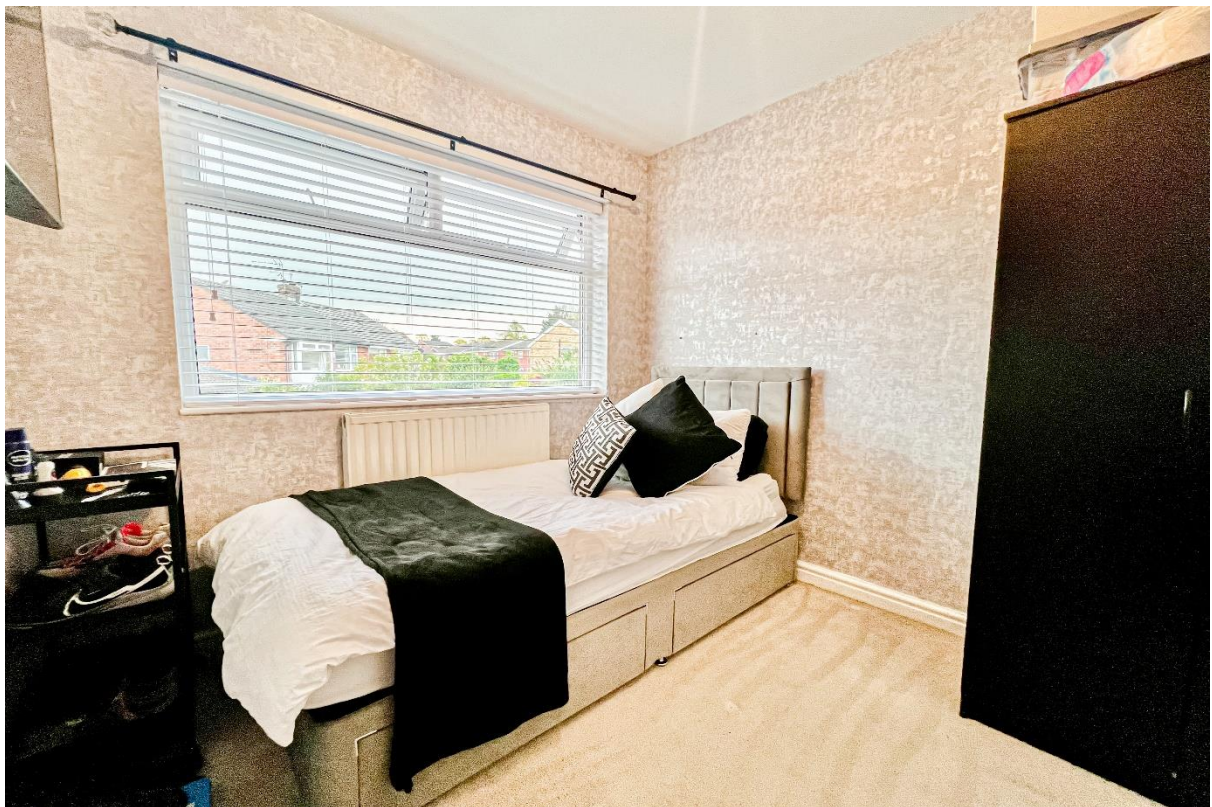
















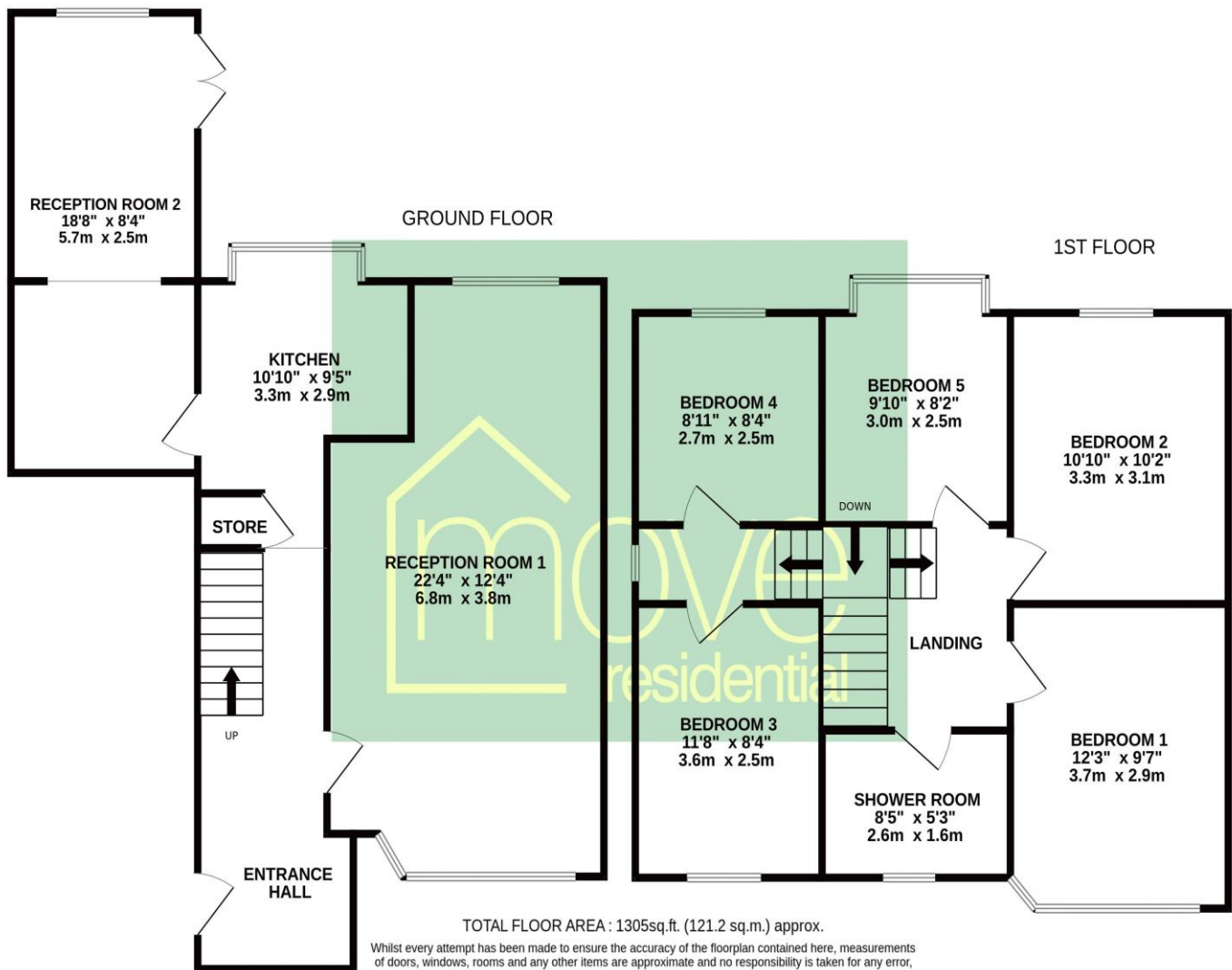
Description

Standing proudly on Beechurst Road in the highly desirable area of Gateacre, L25, is this magnificent five bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. The property boasts an attractive frontage and has been extended to offer expansive living proportions within, thoughtfully designed to meet the needs of modern living. Showcasing immaculately presented interiors throughout, this promises to make an exceptional forever home for a very lucky family. Upon entering the property, you are greeted by an inviting entrance hall which leads through to a spacious family lounge. Bathed in natural light and enjoying a stylish décor featuring an eye-catching fireplace, this presents the perfect space to relax and unwind which feels both welcoming and luxurious. Following this is a sizable fitted kitchen complete with a range of sophisticated fitted base and wall units and complementary worktops providing plentiful surface space, leading into an elegant dining room which provides a fantastic social setting for enjoying family mealtimes and entertaining guests, enjoying a set of French doors which provide views and access out to the garden and flood the space with daylight. The property continues to impress as you ascend to the first floor, where you will discover five well-proportioned bedrooms, each impeccably presented featuring plush carpeting throughout. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fabulous home is a deluxe family shower room which boasts chic marble pattern tiling to the walls and floor. Externally, the property is further enhanced by a substantial flagged garden to the rear presenting the ideal spot for enjoying al-fresco dining and entertaining during the summer months. To the front, a driveway provides off-road parking, whilst 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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.