



Blackwood Avenue, Woolton, Liverpool, L25 4RN

- Magnificent Five Bedroom Detached Residence
- Generous & Beautifully Maintained Proportions
- Third Reception Room & Sizable Fitted Kitchen
- Family Bathroom Suite Alongside Separate WC
- Enviably Location In Desirable Area Of Woolton
- Hall, Bay-Fronted Dining Room & Sitting Room
- Bright & Substantial Sleeping Accommodation
- Expansive Garden, Off-Road Parking & Garage



£775,000













Description

Standing proudly on Blackwood Avenue, enjoying an enviable position in the prestigious area of Woolton, L25, is this magnificent five bedroom detached residence, proudly showcased to the sales market by appointed agents Move Residential. The property boasts an imposing frontage exuding kerb appeal and offers expansive and versatile living proportions which have been beautifully maintained throughout. Brimming with scope for modernisation, this presents an opportunity not to be missed for those searching for a forever family home they can tailor to their own tastes, in one of South Liverpool's most desirable suburbs. An entrance hall greets you into the residence, leading through to a spacious dining room which presents an elegant space for entertaining guests, awash with natural light courtesy of a bay window complete with ornate stained-glass detailing. This is followed by a second substantial sitting room enjoying a set of French doors which provide views and access out to the rear garden, offering a tranquil setting to relax and unwind. Continuing through you will find a further dining room flowing seamlessly into a sizable fitted kitchen, which concludes the extensive ground floor. The first floor hosts five well-proportioned bedrooms, each receiving an abundance of natural light, accompanied by a family bathroom suite and a separate WC. Externally, the residence is enhanced by an impressive rear garden which provides an outdoor oasis for the whole household to enjoy. A vast lawn offers plenty of room for recreational activities, surrounded by established greenery borders which provide privacy and seclusion, whilst a patio area presents the perfect spot for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking, whilst an integrated garage offers additional storage space. A viewing is highly recommended to fully appreciate the spacious proportions and exciting potential that this exceptional home has to offer.

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 St Julies Catholic High School, Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Primary schools in the area include Bishop Martin & Much Woolton. 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

Awaiting Image.

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.