



Mackets Close, Woolton, Liverpool, L25 9NU

- Impressive Three/Four Bedroom Semi Detached Home
- Generously Proportioned & Impeccably Maintained
- Substantially Sized Fitted Kitchen & Utility/WC
- Contemporary Three-Piece Family Bathroom Suite
- Peaceful Cul-De-Sac In Desirable Area Of Woolton
- Entrance Hall & Two Welcoming Reception Rooms
- Three Spacious & Beautifully Presented Bedrooms
- Delightful Rear Garden & Ample Off-Road Parking



£365,000



















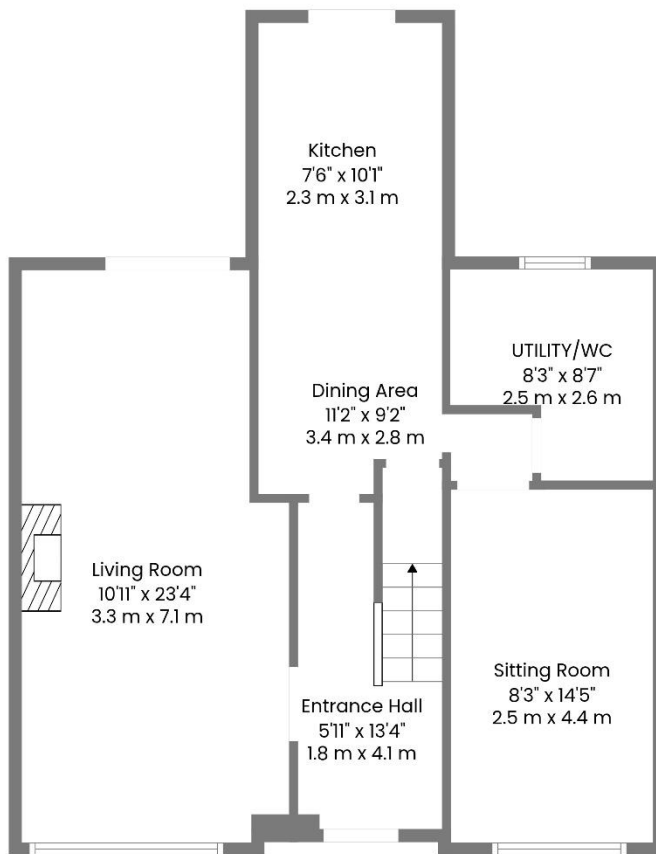
Description

Nestled on Mackets Close, a peaceful cul-de-dac in the ever desirable area of Woolton, L25, is this impressive three/four bedroom semi detached property, proudly presented to the sales market courtesy of appointed agents Move Residential. Generously proportioned and impeccably maintained throughout, this promises to make a wonderful future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a spacious through lounge which enjoys sliding doors to the rear offering seamless access into the garden and flooding the room with natural light. Beautifully finished in a tasteful décor complementing the feature fireplace and attractive wood style flooring, this presents a welcoming space to relax and entertain guests. Following this is a substantial kitchen complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space, and a set of french doors offering garden views. A garage conversion currently accommodates a ground floor bedroom, but this would also make an excellent second reception room, and concluding the ground floor is a convenient WC/utility room. Ascending to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each immaculately presented featuring plush carpeting throughout. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fabulous home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a meticulously maintained rear garden, consisting of a neatly manicured lawn and patio area, offering an outdoor oasis for the whole household to enjoy. To the front, a sizable driveway provides ample off-road parking.

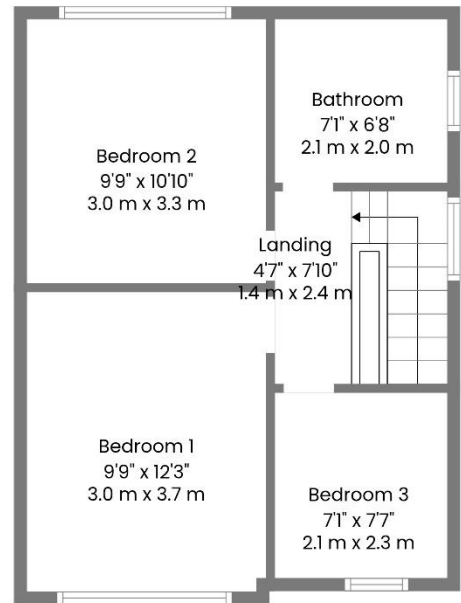
Location

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



Floor 1



Floor 2

TOTAL: 1010 sq. ft, 94 m2

FLOOR 1: 613 sq. ft, 57 m2, FLOOR 2: 397 sq. ft, 37 m2

EXCLUDED AREAS: UTILITY/WC: 60 sq. ft, 6 m2, WALLS: 102 sq. ft, 9 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		
81-91	B		82 B
69-80	C		
55-68	D	61 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.