

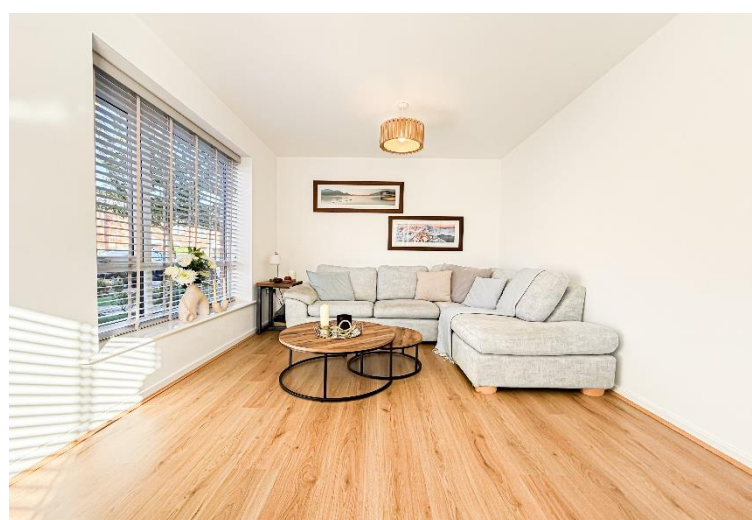


Viola Drive, Belle Vale, Liverpool, L27 1AF

- Stunning Three Bedroom Semi Detached Home
- Modern & Immaculately Presented Throughout
- Stylish Fitted Kitchen Diner & Downstairs WC
- Ensuite To Master & Luxurious Main Bathroom
- Located In Popular Residential Area Of Belle Vale
- Entrance Hall & Beautifully Finished Living Room
- Three Bright & Impeccably Presented Bedrooms
- Neatly Manicured Garden & Double Driveway

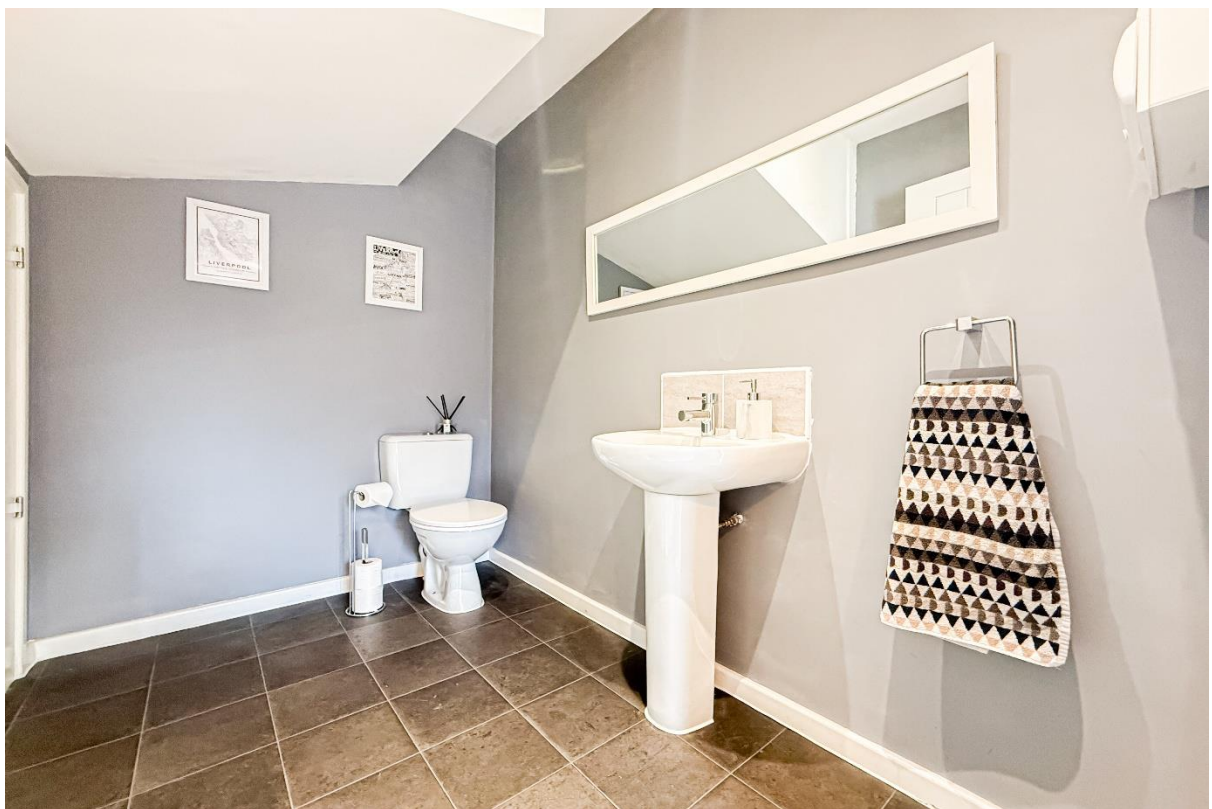


Offers in Excess of £240,000





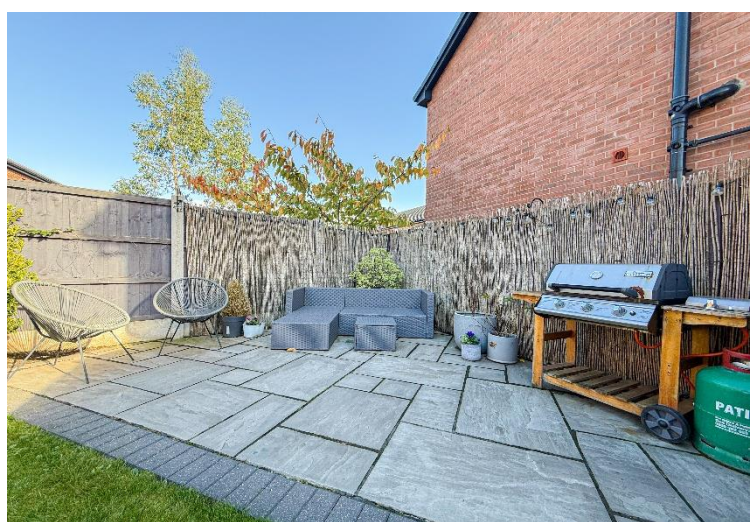












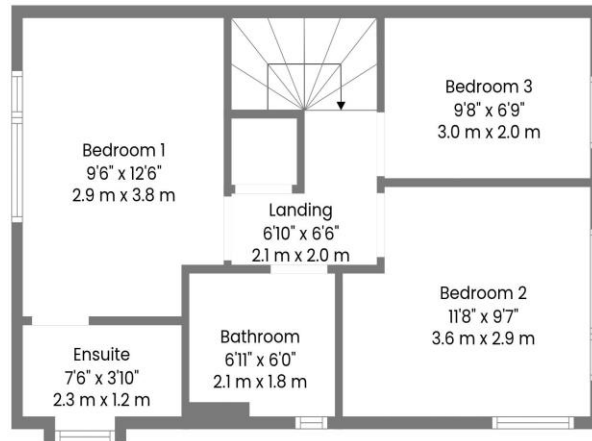
Description

This stunning three bedroom semi detached home, located on Viola Drive in the popular residential area of Belle Vale, L27, is proudly showcased to the sales market by appointed agents Move Residential. Boasting an attractive modern frontage, this property offers well-proportioned and immaculately presented accommodation throughout, promising to make an enviable future home for a lucky family. An inviting entrance hall greets you into the property, leading through to a bright and spacious family lounge. Beautifully finished in a fresh tasteful décor featuring attractive wood style flooring, this presents a welcoming space to relax and unwind. Across the hall is a kitchen diner which is certain to impress, complete with a range of stylish fitted base and wall units, complementary worktops and a selection of integrated appliances. With ample room to accommodate a dining table ideally positioned in front of French doors which provide seamless access into the garden and flood the space with natural light, this presents a delightful social setting for enjoying family mealtimes and cooking in company. Concluding the ground floor is a convenient WC. The high quality continues to the first floor where you will find three well-proportioned and impeccably presented bedrooms, each receiving plenty of daylight. The master room enjoys the added luxury of a contemporary style ensuite shower room, and adding the finishing touch to the interior of this fabulous home is a deluxe three-piece family bathroom suite. Externally, the property is further enhanced by a meticulously maintained rear garden consisting of a neatly manicured lawn and smartly flagged patio area. To the side, a double driveway provides ample off-road parking for two vehicles.

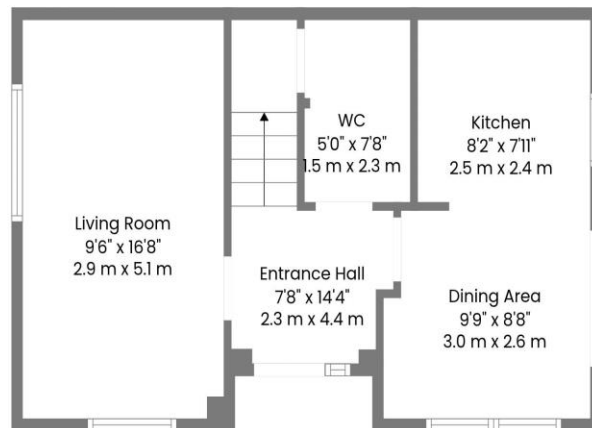
Location

Slightly further out from the centre, Belle Vale 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. 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 2



Floor 1

TOTAL: 873 sq. ft, 81 m2

FLOOR 1: 428 sq. ft, 40 m2, FLOOR 2: 445 sq. ft, 41 m2

EXCLUDED AREAS: BAY WINDOW: 2 sq. ft, 0 m2, WALLS: 90 sq. ft, 8 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		95 A
81-91	B	83 B	
69-80	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.