



Fordcombe Road, Gateacre, Liverpool, L25 3QR

- Delightful Three Bedroom Terrace Property
- Available For Sale With No Onward Chain
- Modern Kitchen With Stylish Fitted Units
- Family Shower Room With Separate WC
- Located In The Desirable Area Of Gateacre
- Entrance Hall, Living Room & Dining Area
- Three Beautifully Maintained Bedrooms
- Sizable Rear Garden & Off-Road Parking



£160,000













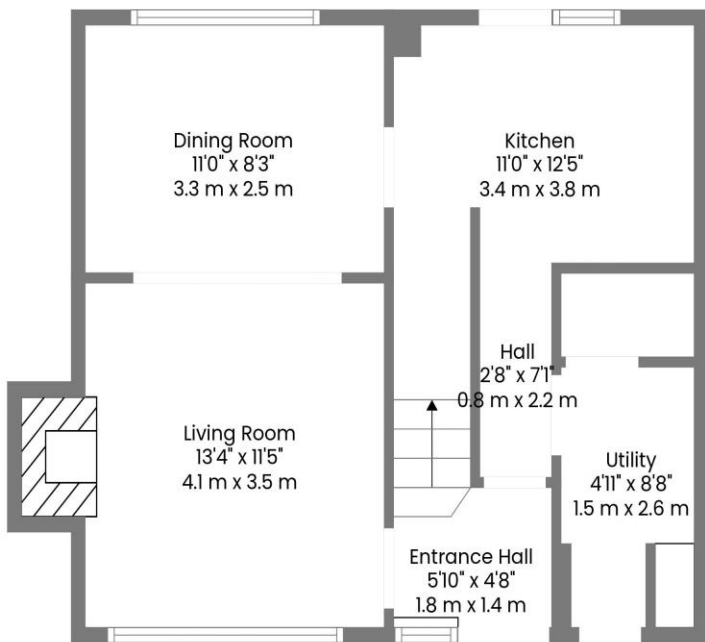
Description

Located on Fordcombe Road in the desirable area of Gateacre, L25, is this delightful three bedroom mid terrace home, welcomed to the sales market by appointed agents Move Residential. Available with no onward chain, this generously proportioned and well-maintained property presents an opportunity not to be missed for growing families and first time buyers looking to get on the property ladder. Following through the entrance hall, you are led into a bright and spacious family lounge which flows seamlessly through to a dining area, offering a social setting for relaxing and entertaining guests. Continuing through you will find a modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops, and concluding the ground floor is a convenient utility room. The first floor is home to three generously sized bedrooms, each beautifully presented featuring plush carpeting and fitted wardrobes throughout. Accompanying the sleeping accommodation is a contemporary style family shower room alongside a separate WC. Externally, the property further benefits from a sizable rear garden made up of a lawn and patio area, and to the front, a driveway provides ample off-road parking.

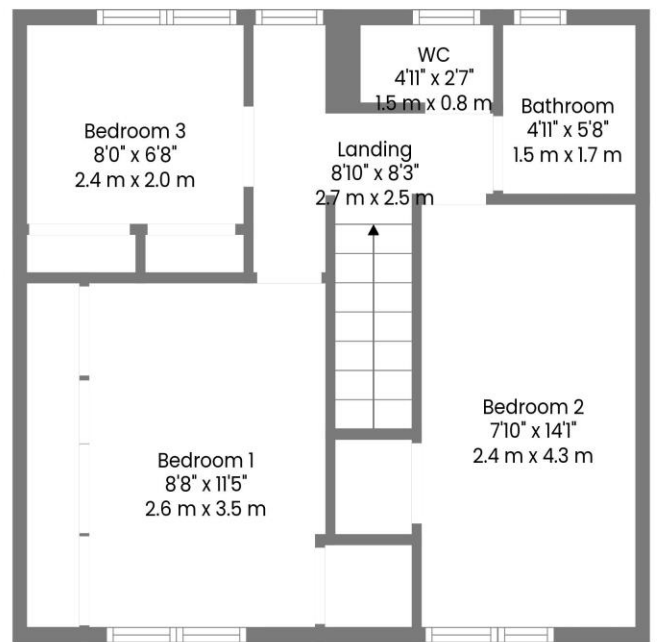
Location

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



Floor 1



Floor 2



TOTAL: 854 sq. ft, 80 m²
 FLOOR 1: 407 sq. ft, 38 m², FLOOR 2: 447 sq. ft, 42 m²
 EXCLUDED AREAS: UTILITY: 42 sq. ft, 4 m², FIREPLACE: 12 sq. ft, 1 m², WALLS: 84 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		
81-91	B		82 B
69-80	C	77 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.