



North Manor Way, Woolton, Liverpool, L25 9NW

- Fantastic Three Bedroom Semi Detached Home
- Generously Sized & Well-Presented Throughout
- Extended Kitchen Complete With Fitted Units
- Deluxe Contemporary Family Bathroom Suite
- Enviable Location In Desirable Area Of Woolton
- Entrance Hall & Spacious Lounge/Dining Area
- Three Bright & Well-Proportioned Bedrooms
- Garden To Rear, Driveway & Detached Garage

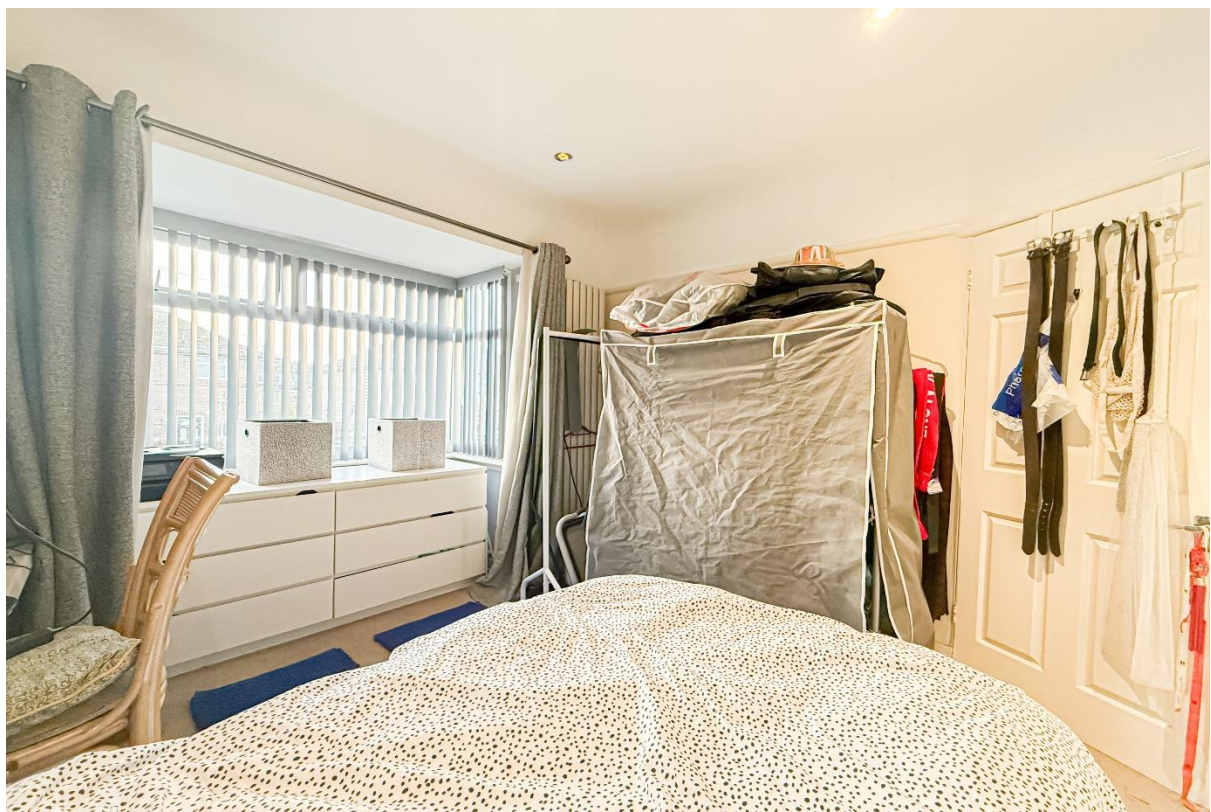


Offers Over £275,000













Description

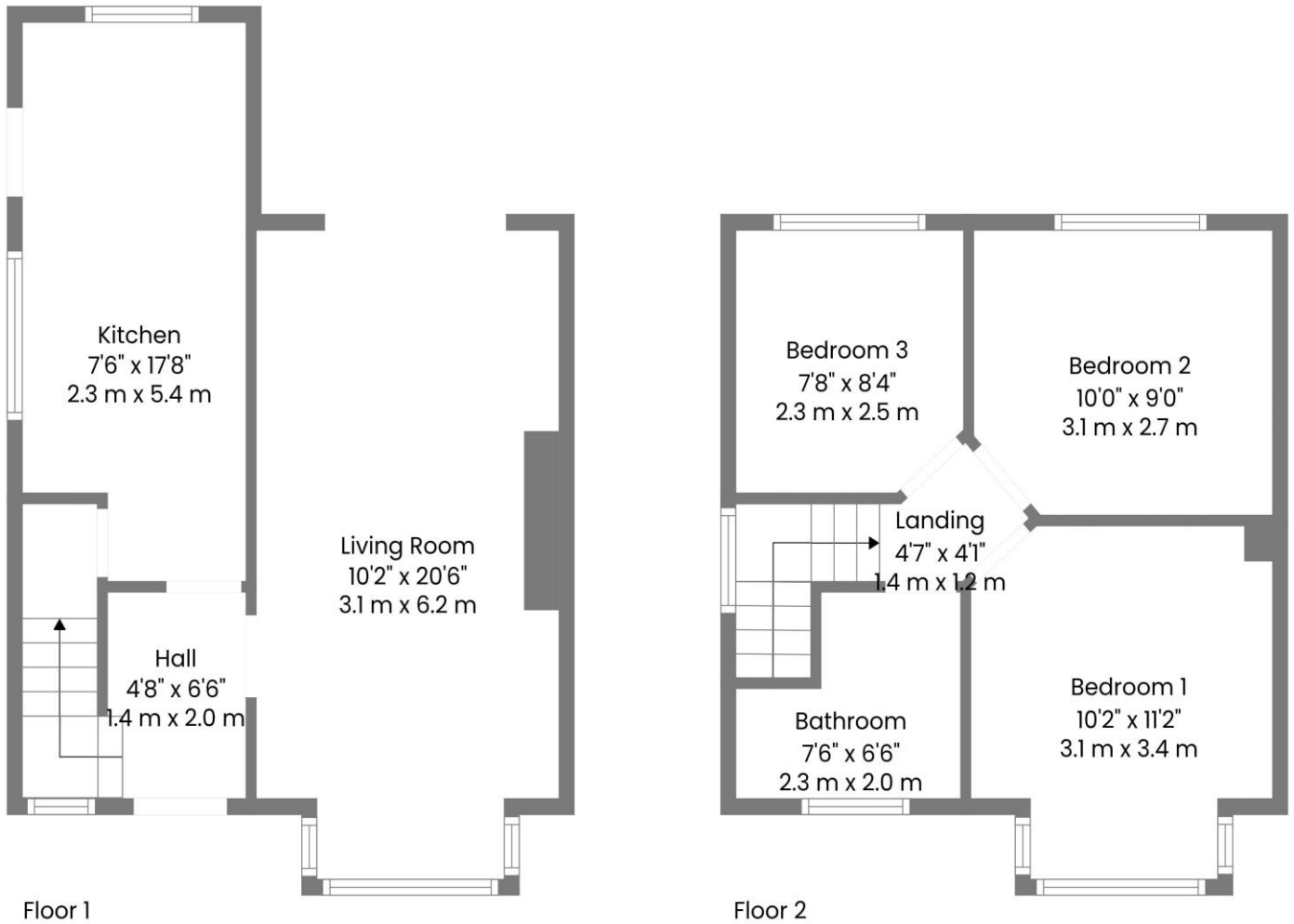
Enjoying a prime location on North Manor Way in the ever desirable area of Woolton, L25, is this fantastic three bedroom semi detached home, welcomed to the sales market by appointed agents Move Residential. Occupying a substantial corner plot, this property boasts generous and well-presented living proportions throughout, promising to make a wonderful future home for a lucky family. An entrance hall greets you into the residence, leading through to a bright and spacious reception room which can comfortably accommodate both a sitting and dining area, presenting a welcoming social setting for relaxing and entertaining guests. Following this is an extended kitchen complete with a range of fitted base and wall units and plentiful surface space. Continuing up to the first floor, you will find three substantial bedrooms, each finished to an excellent standard and receiving plenty of natural light, accompanied by a deluxe contemporary style three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden which presents a charming outdoor space for the whole household to enjoy, consisting of a lawn and raised patio area. To the front, a driveway provides ample off-road parking, whilst a detached garage offers additional storage space.

There is the exciting opportunity for development, with planning permission in place for the erection of a single storey extension to the side, and a single/part two storey extension to the rear. Please ask the agent for more details.

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



TOTAL: 727 sq. ft, 67 m2

FLOOR 1: 388 sq. ft, 36 m2, FLOOR 2: 339 sq. ft, 31 m2

EXCLUDED AREAS: WALLS: 85 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

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.