

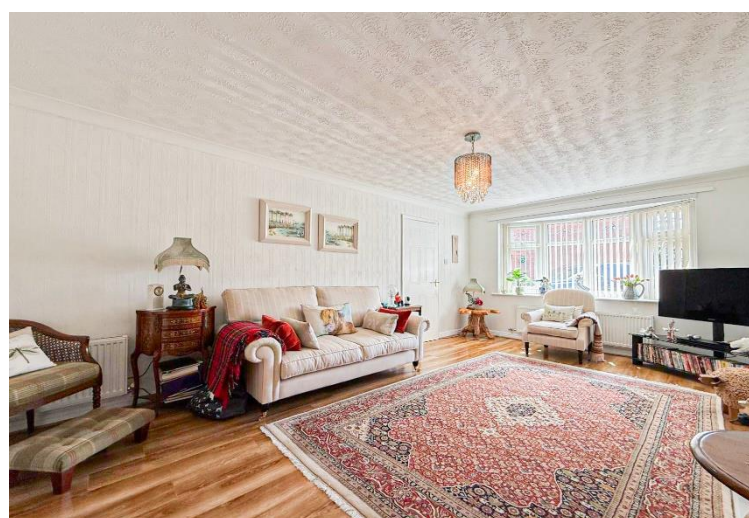
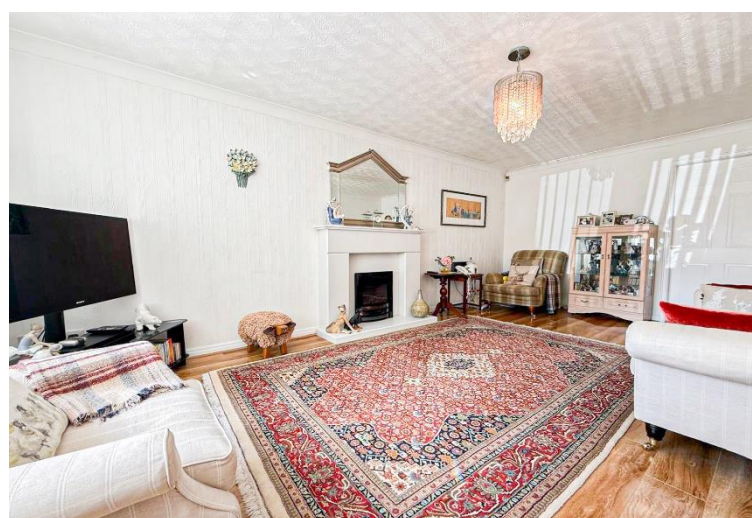
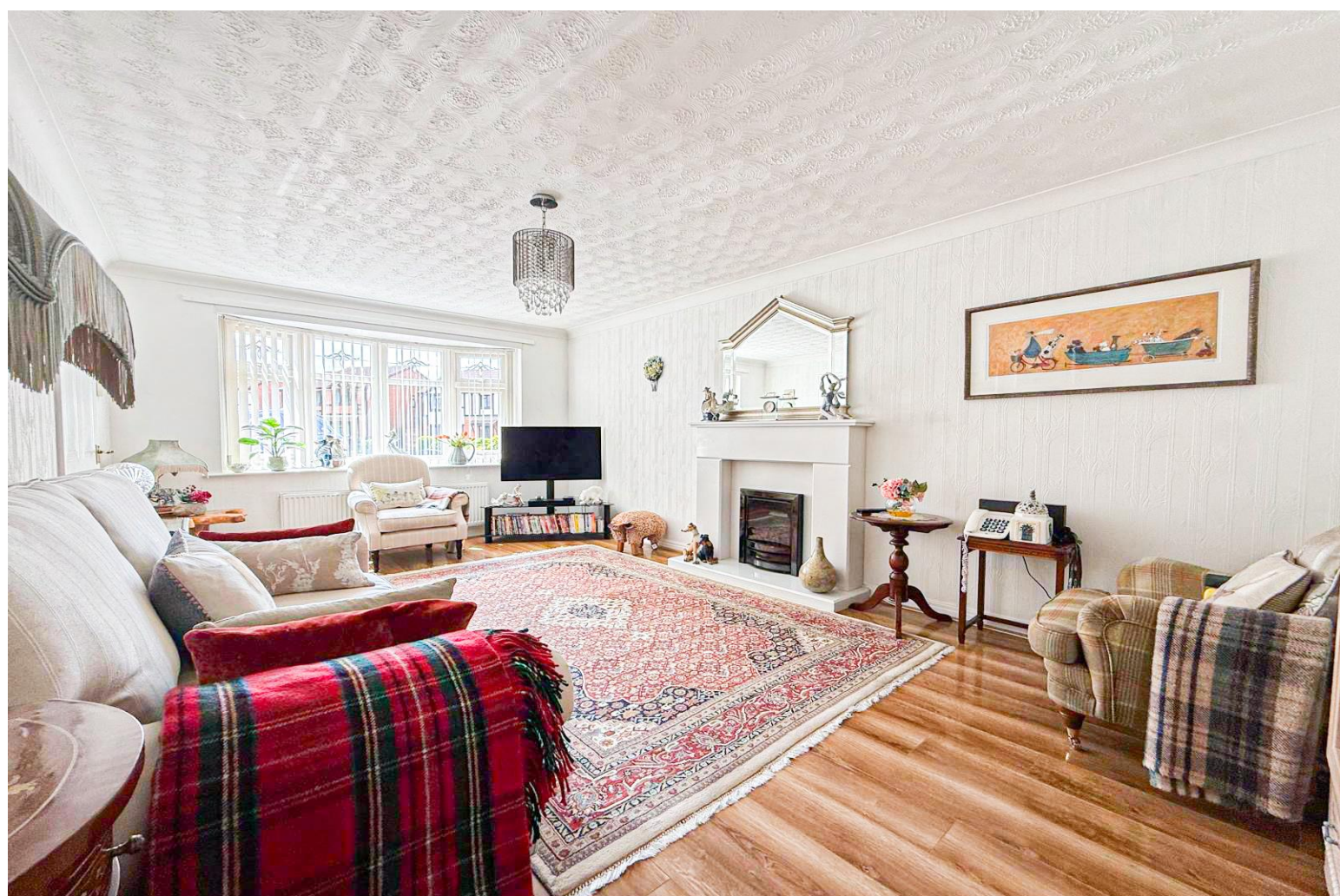


Kingsthorne Park, Hunts Cross, Liverpool, L25 0QR

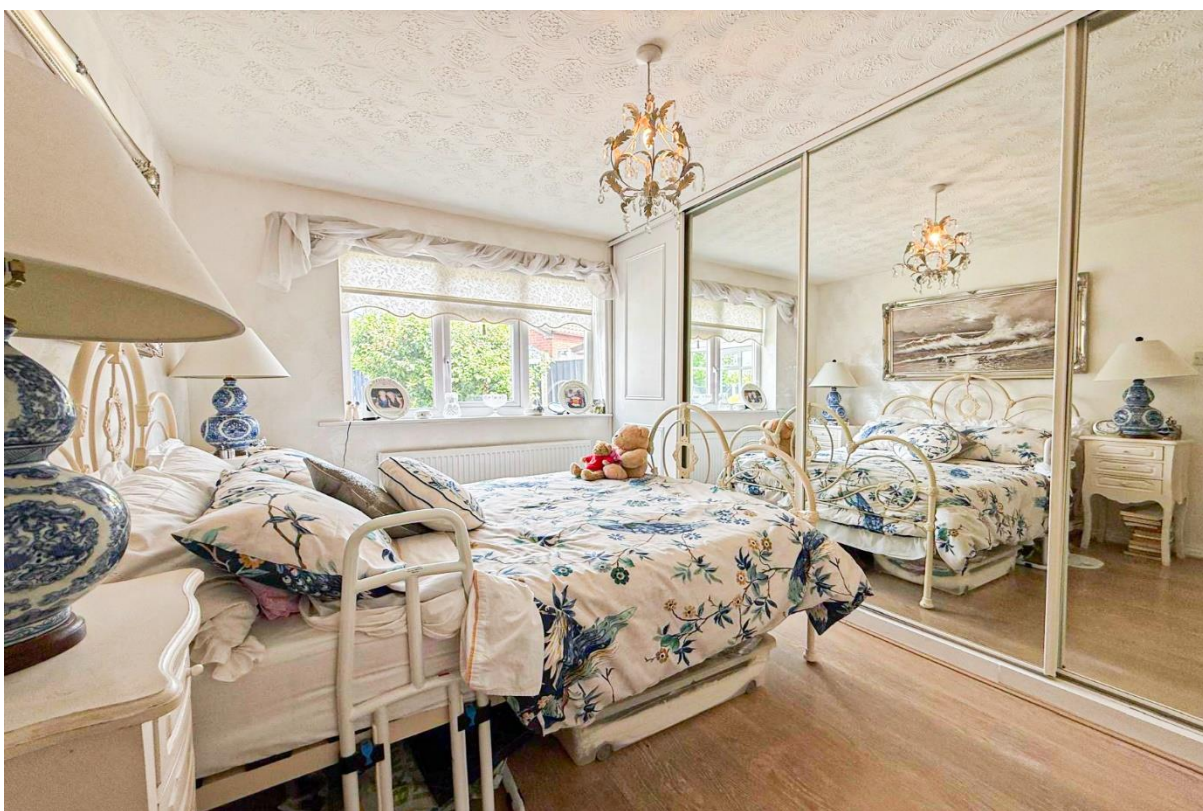
- Delightful Two Bedroom Detached Bungalow
- Well-Proportioned & Beautifully Maintained
- Entrance Hall, Living Room & Fitted Kitchen
- Contemporary Style Family Shower Room
- Located In The Favoured Area Of Hunts Cross
- Opportunity For Those Looking To Downsize
- Two Substantial Bedrooms & Conservatory
- Expansive Rear Garden & Off-Road Parking



Offers in the Region Of £245,000















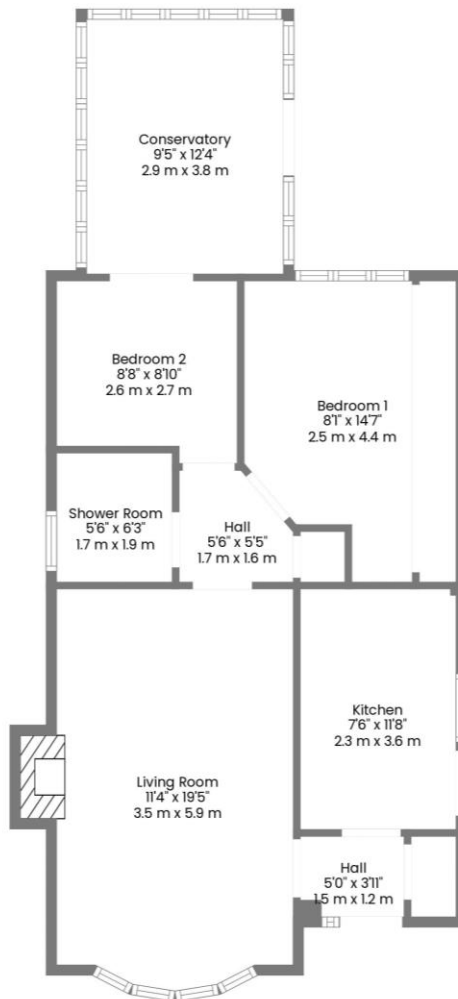
Description

Nestled in Kingsthorpe Park, a peaceful cul-de-sac in the popular residential area of Hunts Cross, L25, is this delightful two bedroom detached bungalow, arriving at the sales market courtesy of appointed agents Move Residential. Boasting generous and impeccably maintained living proportions throughout, this presents an opportunity not to be missed for those looking to downsize. Following through the entrance hall, you are led into a spacious reception room which enjoys a bay window flooding the space with natural light. Finished in a tasteful neutral décor which complements the feature fireplace and attractive wood style flooring, this presents a welcoming space to relax and entertain guests. This is followed by a modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. The sleeping accommodation consists of two well-proportioned bedrooms, each beautifully presented and receiving an abundance of daylight. The master bedroom boasts fitted wardrobes whilst the second bedroom, currently in use as a dining room, features a set of French doors into the conservatory which provides a charming additional sitting area where views of the garden can be enjoyed. Adding the finishing touch to the interior of this wonderful home is a contemporary style family shower room. Externally, the property is further enhanced by an expansive rear garden consisting of a neatly manicured lawn and a decking area, presenting a serene setting for al-fresco dining and entertaining. To the front, a sizable driveway provides ample off-road parking.

Location

Slightly further out from the centre Hunts Cross 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



TOTAL: 744 sq. ft, 69 m2

FLOOR 1: 744 sq. ft, 69 m2

EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m2

WALLS: 64 sq. ft, 6 m2

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 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.