



Gateacre Park Drive, Gateacre, Liverpool, L25 4RS

- Lovely Two Bedroom Semi Detached Bungalow
- Rare Find – Available With No Onward Chain
- Entrance Hall & Welcoming Reception Room
- Two Bedrooms & Contemporary Shower Room
- Located In Highly Favoured Area Of Gateacre
- Opportunity For Those Looking To Downsize
- Newly Fitted Stylish Kitchen & Conservatory
- Garden To Rear, Off-Road Parking & Garage



£350,000















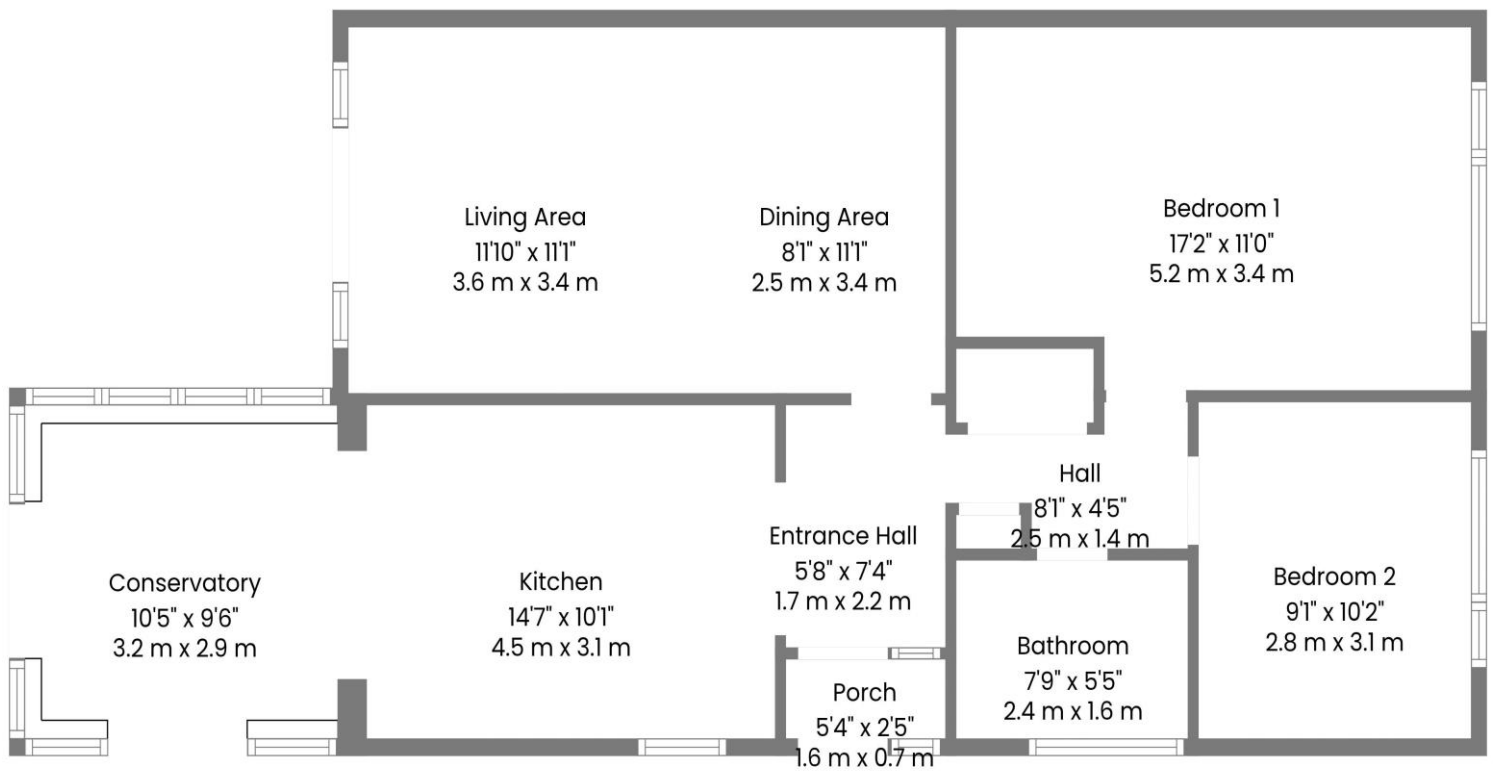
Description

Located on Gateacre Park Drive in the highly favoured residential area of Gateacre, L25, is this delightful two bedroom semi detached bungalow, offered for sale with no onward chain by appointed agents Move Residential. Boasting generous and beautifully maintained living proportions throughout, this presents an opportunity not to be missed for those looking to downsize. Entering via the porch, you are greeted into the property by an inviting entrance hall which leads through to a bright and spacious reception room, comfortably accommodating both a sitting and dining area. Boasting a feature fireplace along with a set of french doors which offer views and access out to the rear garden, this presents a welcoming social space for relaxing and entertaining guests. There is a new fitted kitchen boasting a range of stylish base and wall units, complementary worktops and a selection of integrated appliances, which flows seamlessly through to a conservatory, offering a charming setting for enjoying mealtimes. Continuing through you will discover two well-proportioned double bedrooms, each well-presented, boasting fitted wardrobes, and receiving an abundance of natural light. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this home is a deluxe contemporary style family shower room. Externally, the property further benefits from a landscaped rear garden, featuring a flagged patio area, which presents an idyllic spot for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking for up to three vehicles, whilst a detached garage offers additional storage space, and has a brick built outhouse to the back which is complete with power and an outside WC.

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



TOTAL: 903 sq. ft, 84 m2

1st floor: 903 sq. ft, 84 m2

EXCLUDED AREAS: PORCH: 13 sq. ft, 1 m2, WALLS: 71 sq. ft, 6 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		
69-80	C		72 C
55-68	D	64 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.