



## Hunts Cross Avenue, Woolton, L25 5NU

- Charming Three Bedroom Detached Property
- Generous Proportions & Beautifully Presented
- Impressive Fitted Kitchen & Downstairs WC
- Large Single Room & Luxurious Shower Room
- Located in Highly Desirable Area of Woolton
- Entrance Hall & Bay-Fronted Through Lounge
- Two Bright & Spacious Double Bedrooms
- Lovely Garden to Rear, Driveway & Garage



Offers in Excess of £440,000























## **Description**

Located on Hunts Cross Avenue, in the prestigious area of Woolton, L25, is this charming three bedroom detached home, arriving at the sales market through appointed agents Move Residential. The property boasts an attractive frontage with generously proportioned and beautifully presented interiors within, promising to make a perfect future family home for a lucky buyer. An inviting entrance hall welcomes you into the property, leading into a bright and spacious through lounge, enjoying a decorative bay window which floods the space with natural light. A formal dining area is accommodated at the rear end of the room, where French doors offer views and access out to the lovely rear garden. Boasting a tasteful neutral décor and an eye-catching feature fireplace, this space provides the ideal setting for sociable family living. This follows seamlessly onto the impressive modern kitchen complete with high-gloss fitted units, plentiful work surface space and sleek integrated appliances. There is ample room for a dining table in front of the sliding glass doors which illuminate the space in daylight. Completing the ground floor is a convenient WC. The property does not disappoint as you ascend to the first floor, passing the exquisite stained glass window, which makes a real feature of the staircase. There are two generously sized double bedrooms finished to a high standard, both benefitting from stylish fitted wardrobes, along with a well-proportioned single bedroom. Concluding the interior of the property is a spacious and luxurious shower room, featuring elegant tiles to the walls and floor. Externally, the property benefits from a delightful rear garden, made up of a neatly manicured lawn with established greenery borders and a smartly flagged patio area perfect for al-fresco dining. To the front is a substantial driveway providing off road parking, as well as a garage accommodating additional storage space.

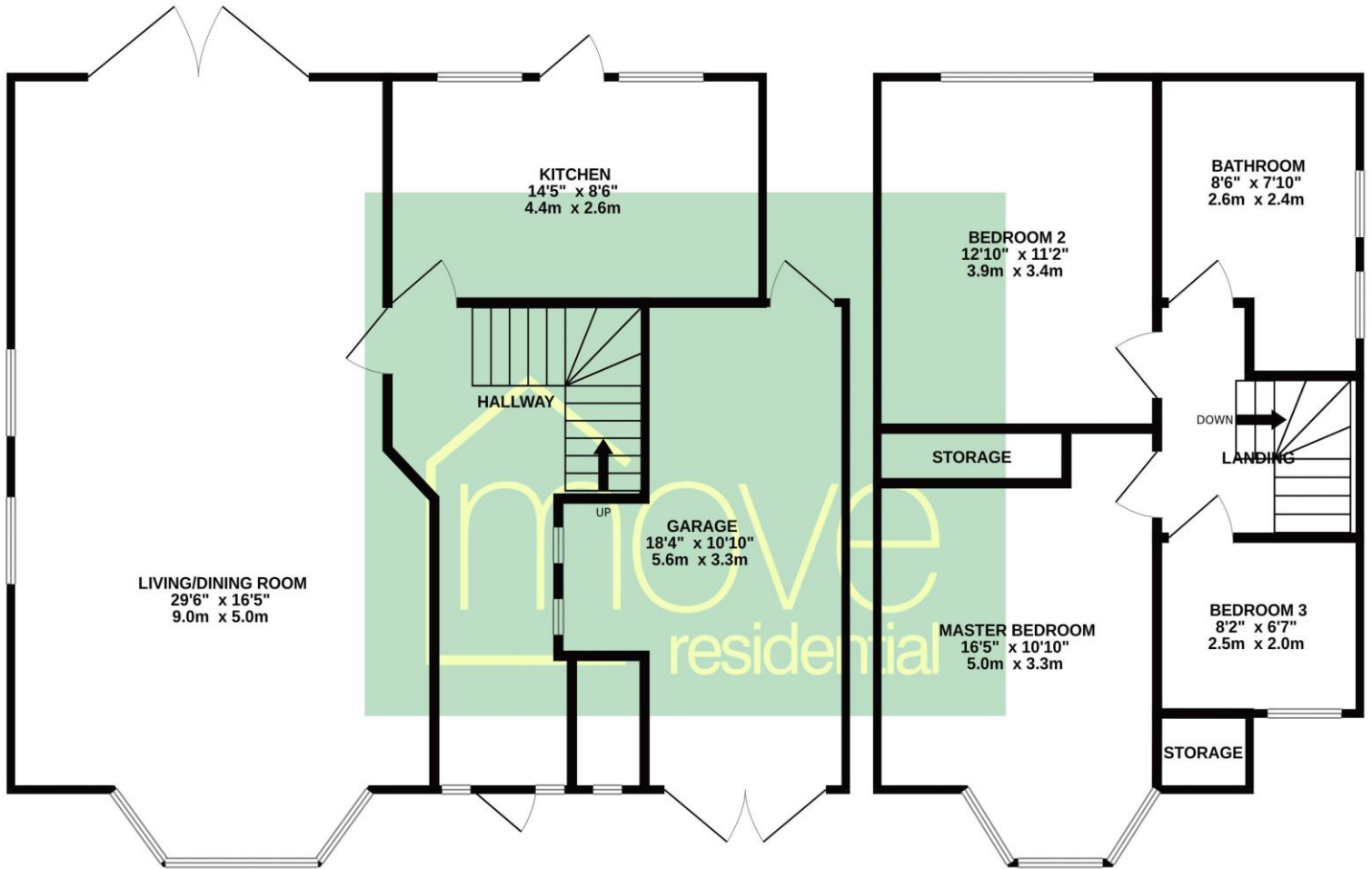
## **Location**

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

GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

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