



Deacon Court, Woolton, L25 5HT

- Fabulous Three Bedroom Detached Property
- Fully Refurbished to an Impeccable Standard
- Impressive Open Plan Kitchen Diner & WC
- Contemporary Three-Piece Bathroom Suite
- Located in Highly Desirable Area of Woolton
- Entrance Hall, Welcoming & Spacious Lounge
- Three Generously Sized Double Bedrooms
- Lovely Garden to Rear & Off Road Parking



Offers Over £450,000



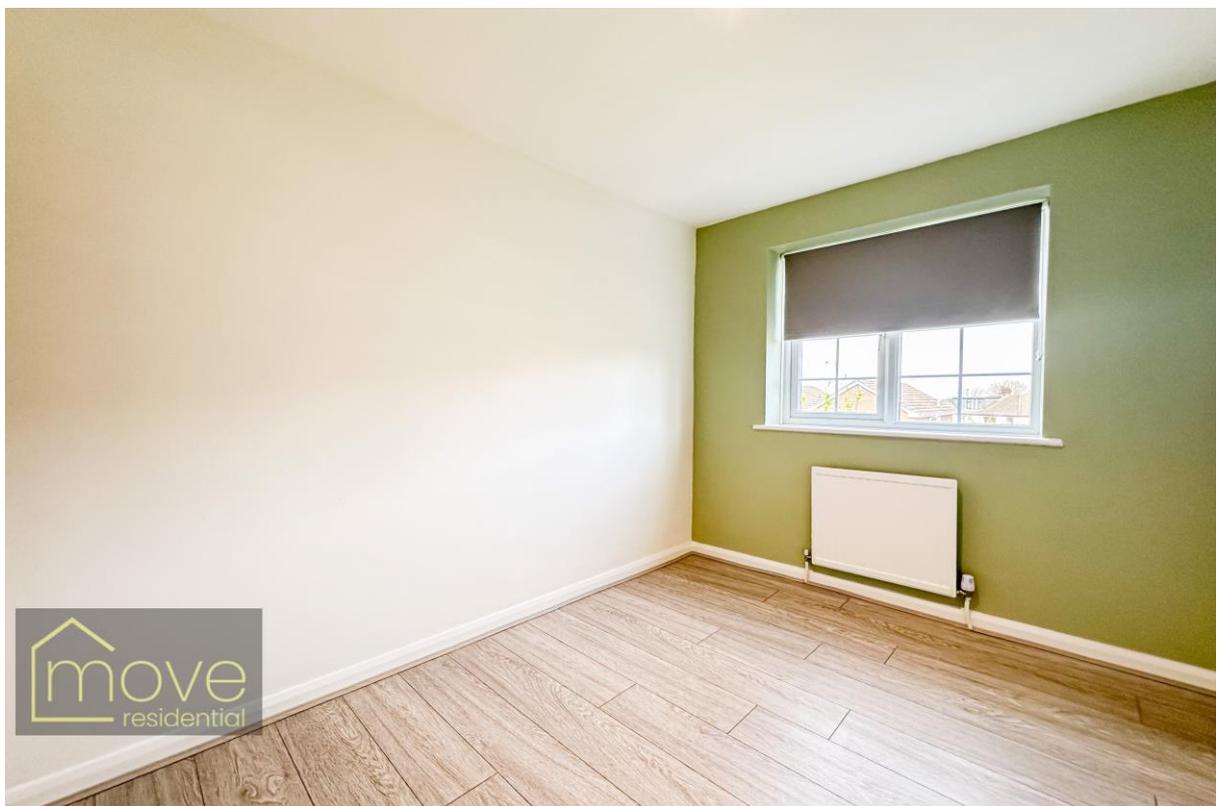
















Description

Standing proudly in the highly desirable and coveted community of Woolton, L25 is this fabulous three bedroom link-detached home, brought proudly to the sales market by appointed agents, Move Residential. Situated on Deacon Court, this fabulous property boasts an attractive frontage, and has been fully re-furnished to an impeccable standard, offering generous and immaculately presented interiors throughout, certain to make a fantastic future home for a lucky family. You are greeted into the residence by an inviting entrance hallway, which guides you into a bright and spacious reception room. Awash with natural light, this welcoming room is finished in a tasteful neutral décor with attractive parquet flooring, providing both a stylish and relaxing sociable family space. This is followed by a stunning open plan kitchen diner that has evidently been designed to the highest specifications, and is sure to impress even the most discerning of buyers. The kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops offering plentiful surface space, and sleek integrated appliances. There is ample room for a substantial dining table ideally positioned in front of the french doors which offer views and access out to the lovely rear garden and illuminate the space in daylight, presenting the perfect setting for enjoying family mealtimes and entertaining guests. Completing the ground floor is a convenient WC. The exceptional quality continues to the first floor, where you will find three generously sized double bedrooms, all finished to an excellent standard and receiving an abundance of natural light, with wood-style laminate flooring featuring throughout. Providing the finishing touches to the interior of this property is a contemporary style three-piece family bathroom suite complete with complementary ceramics to the floor and walls. Externally, the property further benefits from a delightful landscaped rear garden, made up of a neatly maintained lawn area and an expansive smartly flagged patio, presenting the ideal spot for enjoying al-fresco dining in the warmer months. To the front is a substantial driveway providing off-road parking.

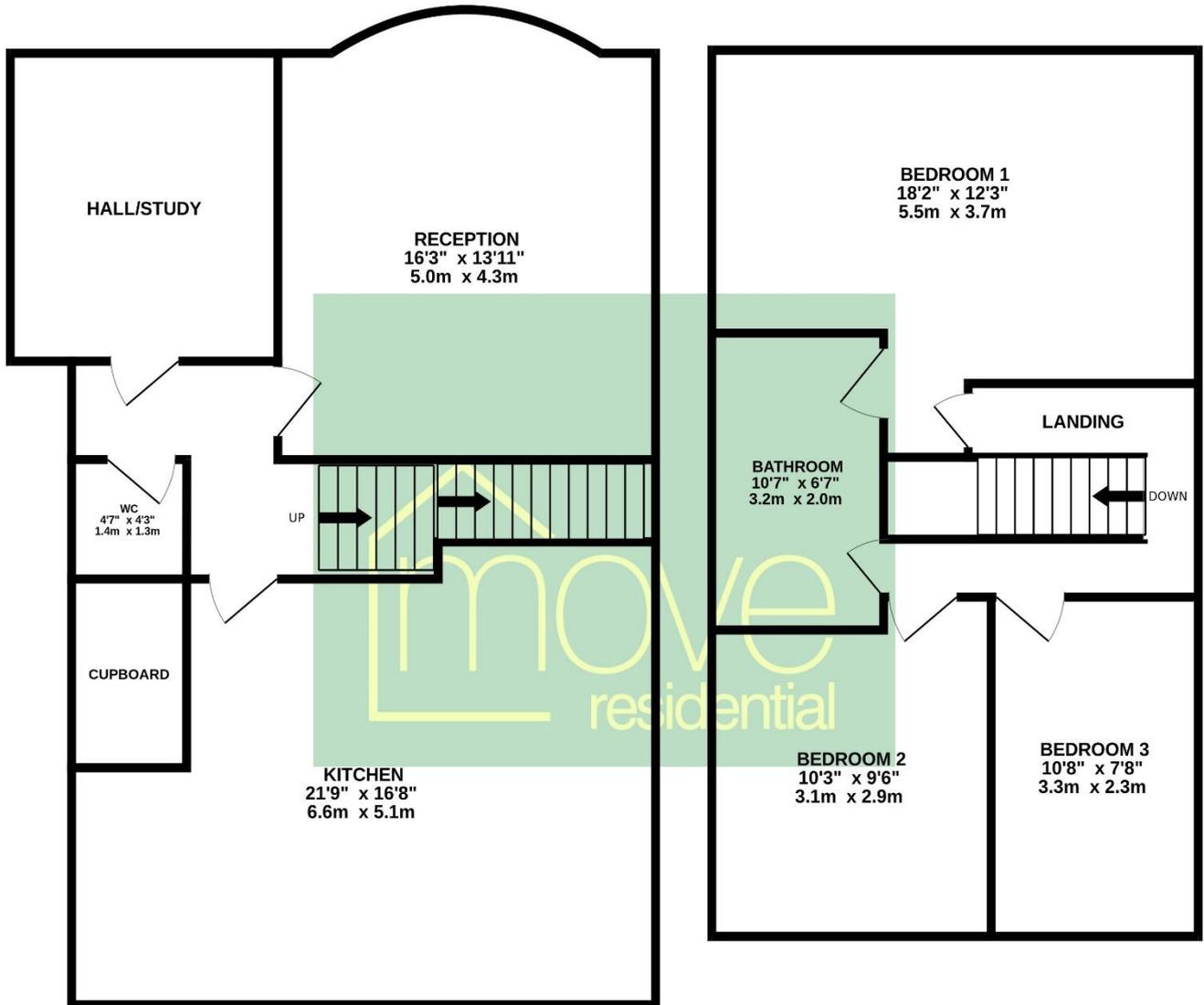
Location

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
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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		84 B
69-80	C	72 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.