



## Cambrian Way, Woolton, Liverpool, L25 5NT

- Attractive and Substantial Three Bedroom Semi Detached Property
- Paved Driveway with Front Lawn Leading to Property Entrance
- Good Sized Fitted Kitchen With Storage and Access to the Rear
- Tiled Three Piece Shower Room with Walk in Shower
- Situated in the Highly Desirable Area of Woolton, L25
- Welcoming Entrance Hall Gives Access to Two Reception Rooms
- Three Generously Sized Bedroom with Access to a Loft Area
- Externally Benefits from a Laid to Lawn Garden to the Rear



Offers in the Region Of £245,000







## **Description -**

Move Residential have been appointed to offer this three bedroom semi detached property on Cambrian Way, Woolton, L25. Upon entering the property you have a welcoming entrance hall that, in brief, gives access to two reception rooms, a fitted kitchen, three bedrooms and a shower room. Firstly, these family living rooms benefit from good sized windows and give plenty of space for relaxing and entertaining. As you continue through the property, you have a fitted kitchen area that has a range of wall and base units with space for appliances as well as an additional utility room and downstairs W.C. To the first floor you have three double bedrooms that benefit from plenty of space for storage with one bedroom giving access to a further room that could be used as a fourth bedroom or study. Externally, there is a driveway to the front of the property with a laid to lawn garden to the rear.

## **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.

**Entrance Hall -**

Wooden framed single glazed door to front, radiator, stairs to first floor

**Reception Room One - 11' 2" x 18' 0" (3.392m x 5.474m)**

UPVC double glazed window to front aspect, electric fire, radiator

**Kitchen Diner - 9' 7" x 10' 7" (2.911m x 3.221m)**

UPVC double glazed window to rear aspect, range of wall and base units, sink and drainer unit, radiator

**Utility Room - 7' 2" x 10' 4" (2.195m x 3.137m)**

Wooden framed single glazed window to side aspect, boiler

**Reception Room Two - 9' 8" x 14' 9" (2.959m x 4.494m)**

UPVC double glazed patio door to rear elevation, radiator

**Shower Room - 5' 5" x 6' 2" (1.648m x 1.880m)**

UPVC double glazed window to side aspect, WC, wash basin, wet room style shower and shower floor

**Bedroom One - 10' 0" x 10' 8" (3.036m x 3.251m)**

UPVC double glazed window to rear aspect, radiator

**Room off Bedroom One - 10' 7" x 9' 3" (3.225m x 2.821m)**

UPVC double glazed windows to front and rear aspects, wood effect laminate flooring, radiator

**Bedroom Two** - 10' 5" x 10' 5" (3.182m x 3.165m)

UPVC double glazed window to rear aspect, radiator

**Bedroom Three** - 7' 5" x 9' 1" (2.249m x 2.776m)

UPVC double glazed window to front aspect, radiator

**Exterior -**

**Front -**

Driveway leading to garage, pathway and garden

**Rear -**

Garden which is mainly laid to lawn

**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.