

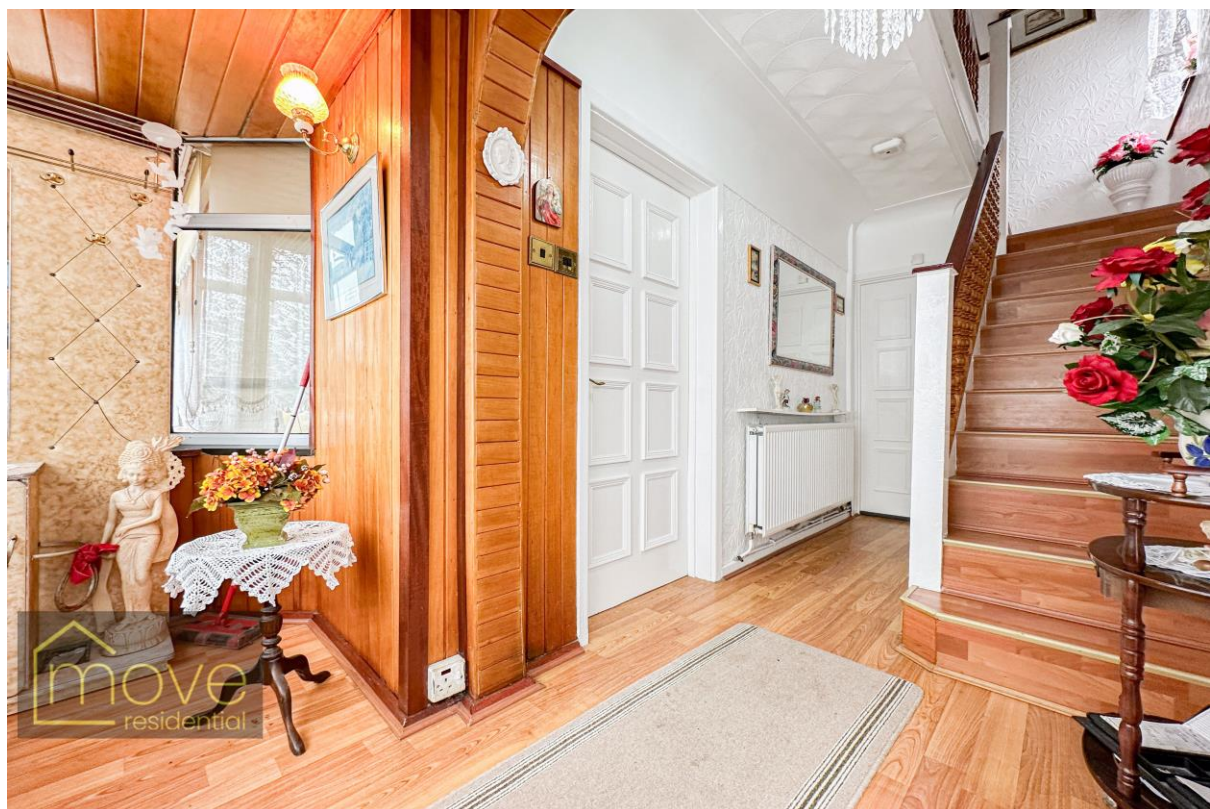
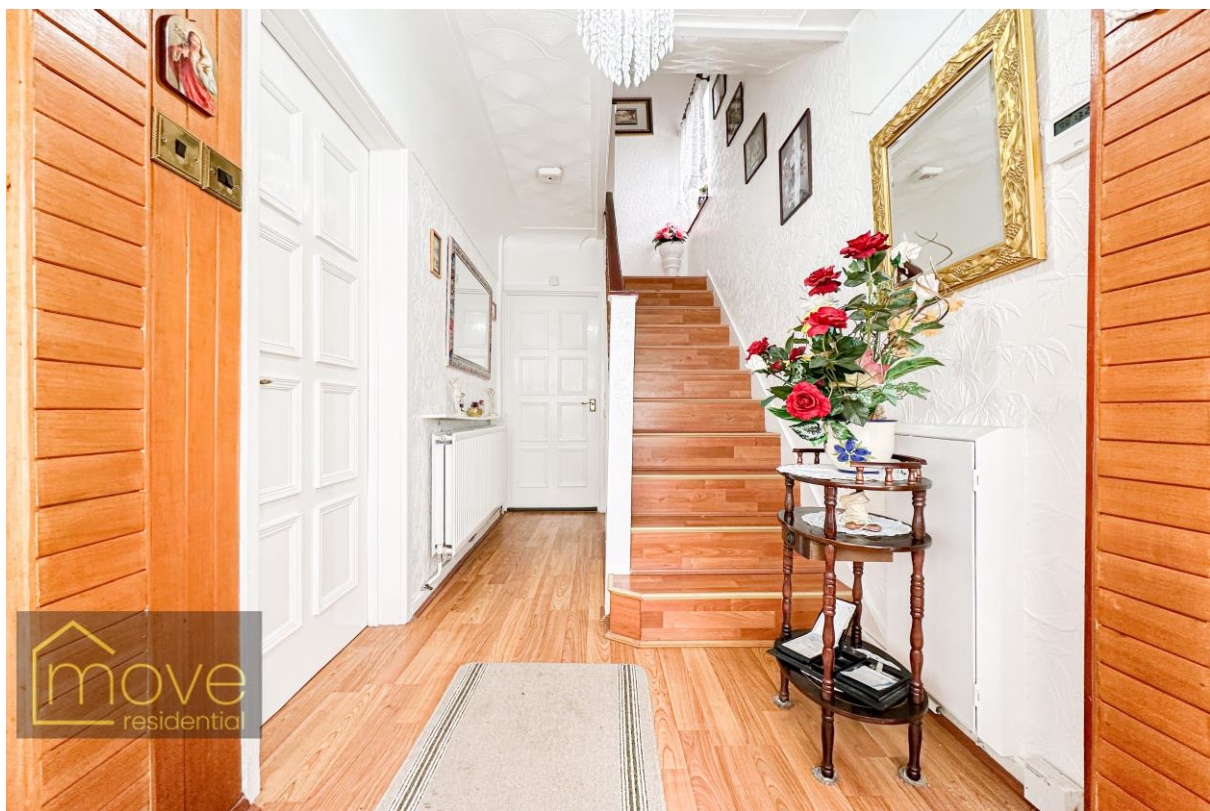


Beechurst Road, Gateacre, L25 3PX

- Three Bedroom Semi Detached Property
- Bursting with Potential & Full of Charm
- Generously Proportioned Kitchen Diner
- Three-Piece Family Bathroom Suite
- Located in Residential Area of Gateacre
- Porch, Entrance Hall & Family Lounge
- Three Substantial Double Bedrooms
- Paved Garden, Driveway & Garage



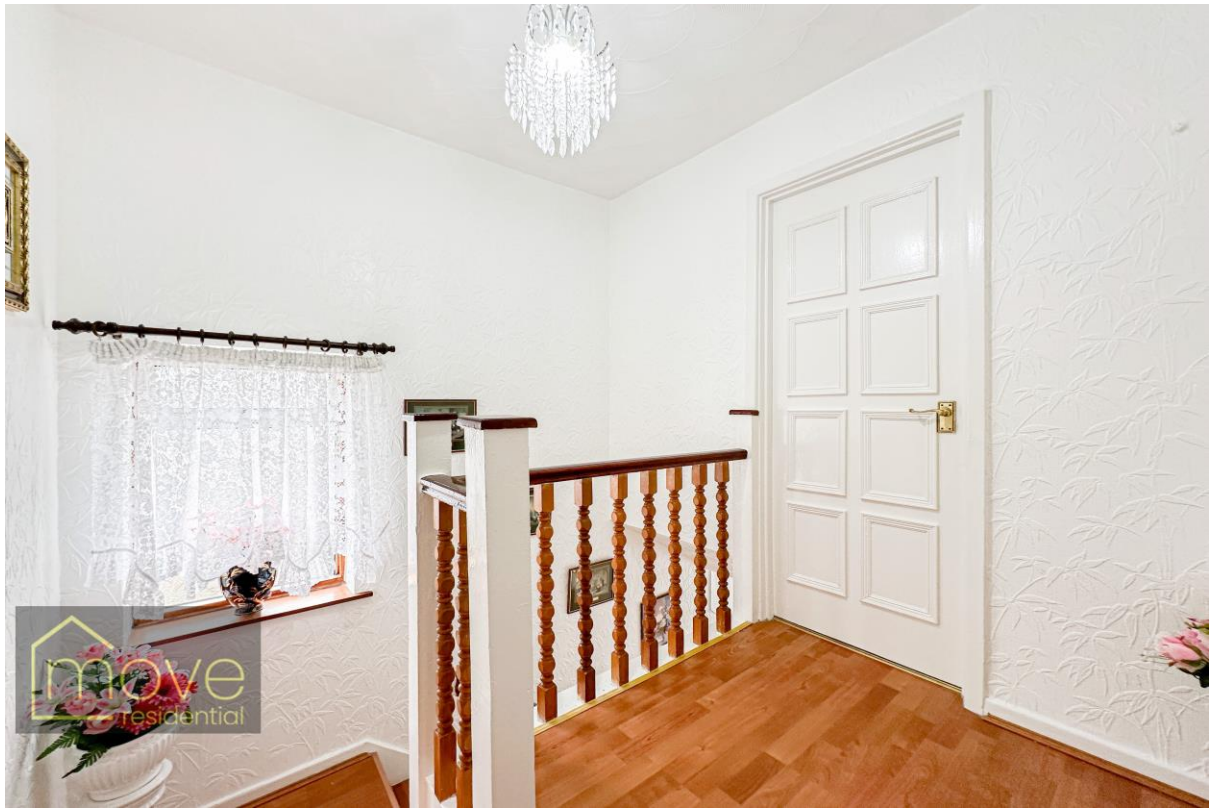
Offers Over £275,000



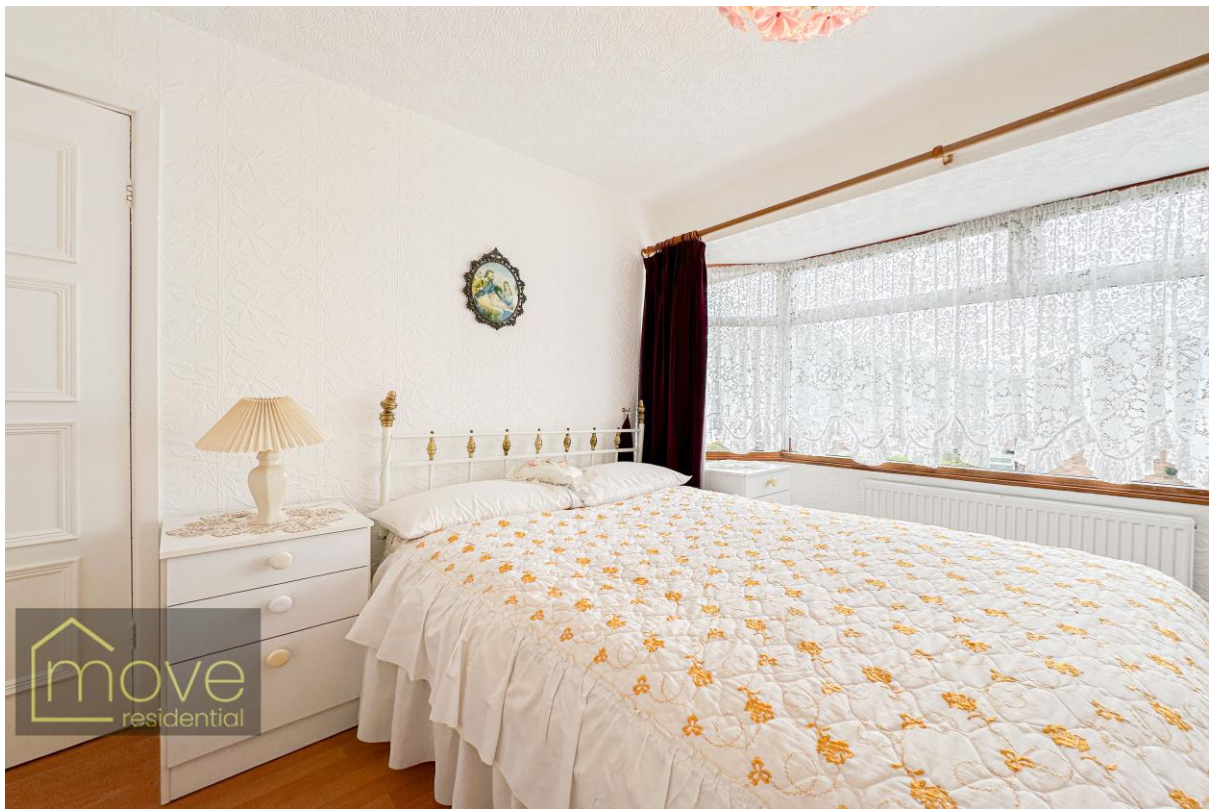
















Description

Located in the highly favoured residential area of Gateacre, L25, is this fantastic three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. This charming property offers generous proportions throughout and is practically bursting with potential, ready and waiting to be purchased by a lucky buyer looking to put their own stamp on a property. Following through the porch, you are greeted into the property by an inviting entrance hall which leads through to the bright and spacious front lounge, awash with natural light and boasting a feature fireplace at the heart of the room. This follows seamlessly onto the generously sized kitchen diner, complete with a range of fitted base and wall units and ample room for a substantial dining table, which is certain to make an ideal space for enjoying family mealtimes and entertaining guests. Ascending to the first floor, you will find three generously sized double bedrooms, all receiving plenty of natural light, with two bedrooms benefitting from fitted wardrobes. Completing the interior of the property is a tiled three-piece family bathroom suite. Externally, there is a low maintenance neatly paved garden to the side, presenting the perfect spot for al-fresco dining in the summer months. The property further benefits from a driveway providing ample off-road parking, and a garage accommodating additional storage space. A viewing is highly recommended to fully appreciate the potential that this property has to offer, presenting an opportunity not to be missed for those seeking a home they can tailor to their own tastes.

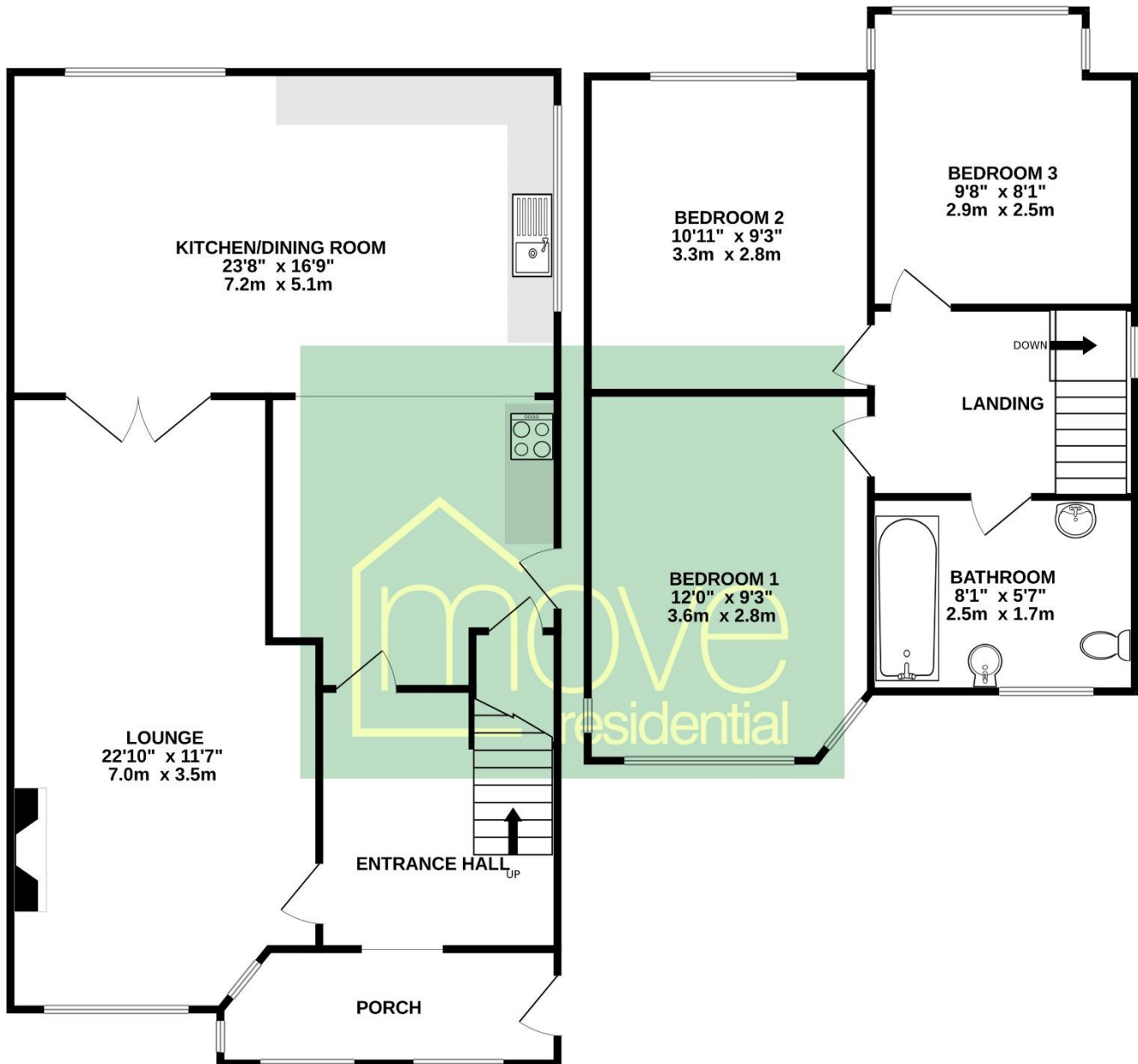
Location

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

GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.

1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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		83 B
69-80	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.