



## Menlove Avenue, Woolton, Liverpool, L25 6EW

- Four Bedroom Semi Detached Dormer Bungalow
- Inviting Family Lounge & Formal Dining Room
- Generous Bedroom Accommodation
- Expansive Landscaped Rear Garden
- Highly Desirable Residential Location
- Bespoke Modern Fitted Kitchen
- Ground Floor Family Bathroom & Two En Suites
- Off Road Parking & Garage Accessed via The Vineries



£450,000  
Freehold















## **Description**

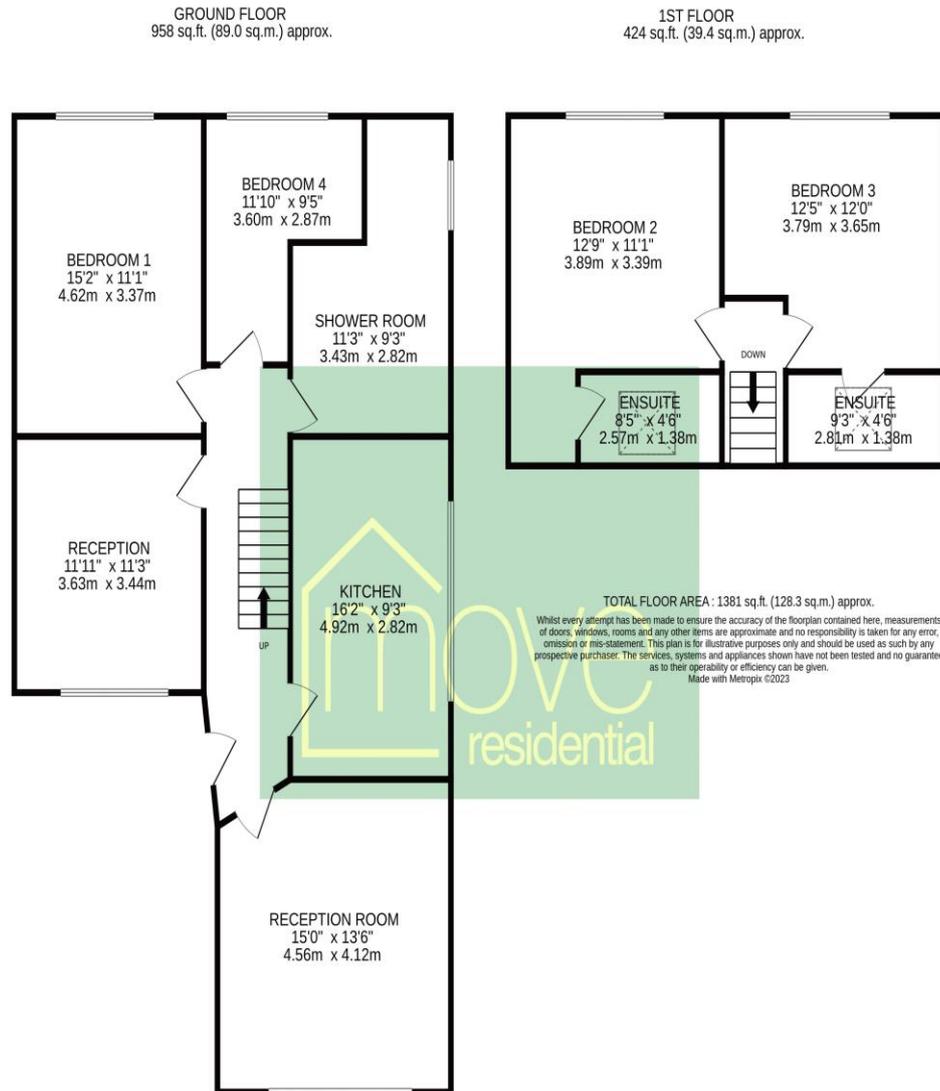
Standing proudly on Menlove Avenue is this stunning four bedroom semi detached dormer bungalow, welcomed to the sales market courtesy of appointed agents, Move Residential. An ideal purchase for someone looking to downsize in one of South Liverpool's most sought after suburbs, the property enjoys a thoughtfully designed layout and is exceptionally well presented throughout. In brief, the property comprises; a welcoming entrance hallway, a bay fronted family lounge finished in a stylish decor, a formal dining room for entertaining guests and mealtimes, a modern fitted kitchen equipped with high spec appliances and bespoke wall, base and drawer units, two generously sized and very well presented double bedrooms and a well appointed three piece family bathroom suite. Moving to the first floor, you will find two more spacious double bedrooms which each enjoy access to their own en suite shower room. Externally, to the rear of the property, there is a beautifully landscaped rear garden which is framed by a range of established greenery borders providing a degree of privacy and seclusion. The property includes the added convenience of a garage and driveway which is accessible via The Vineries.

## Location

Slightly further out from the 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

## Floor Plan



### 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.