

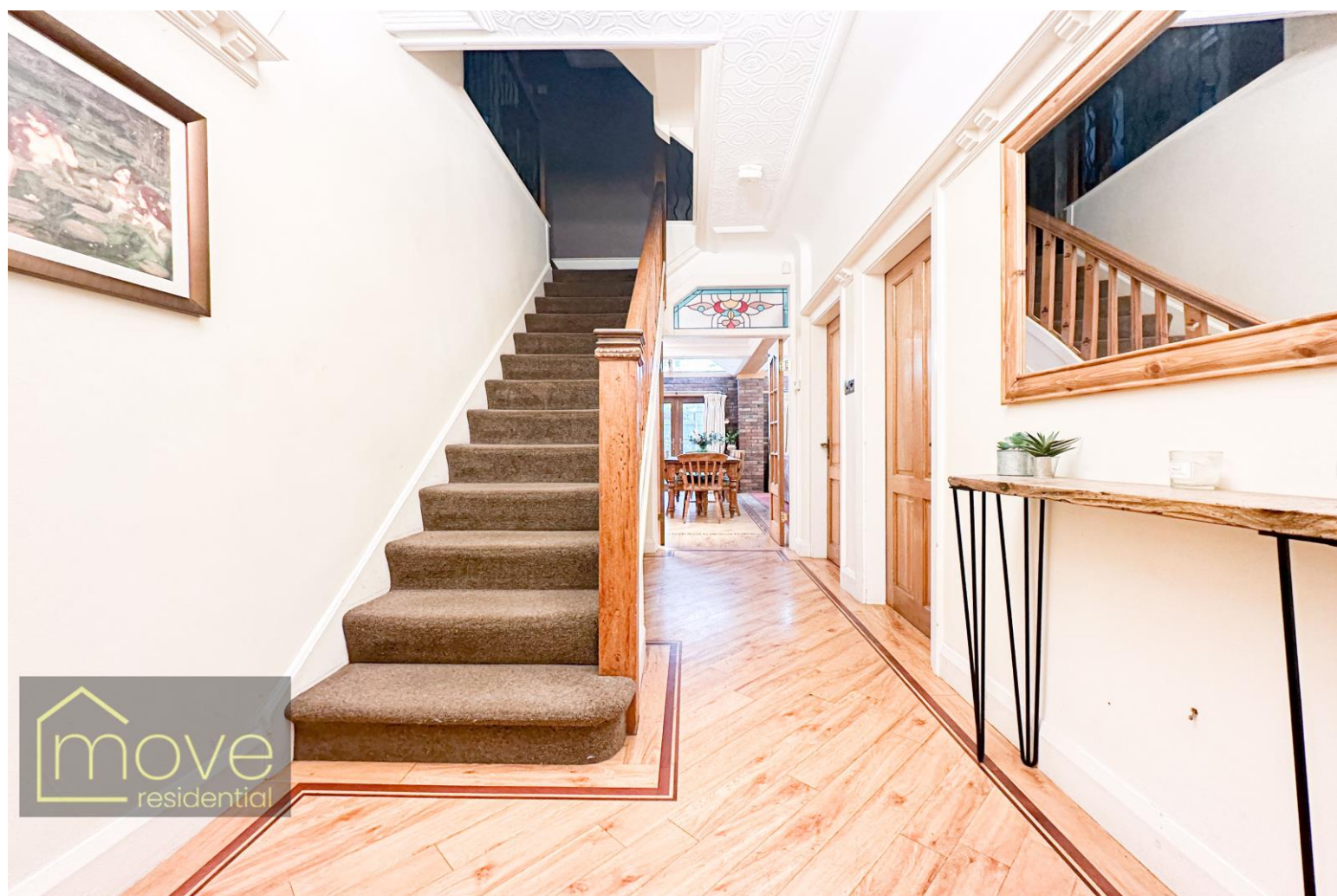


The Vineries, Woolton, L25 6EX

- Traditional Five Bedroom Semi Detached Family Home
- Extended to a High Standard & Generously Proportioned
- Impressive Open Plan Kitchen, Dining and Living Area
- Loft Room Offering An Extremely Spacious Fifth Bedroom
- Located in the Highly Sought After Area of Woolton
- Porch, Entrance Hall, Lounge Area & Utility Room
- Four Double Bedrooms, Shower Room & Bathroom
- Lawned Garden to Rear, Driveway and Garage to Front



Offers in Excess of £610,000



move
residential





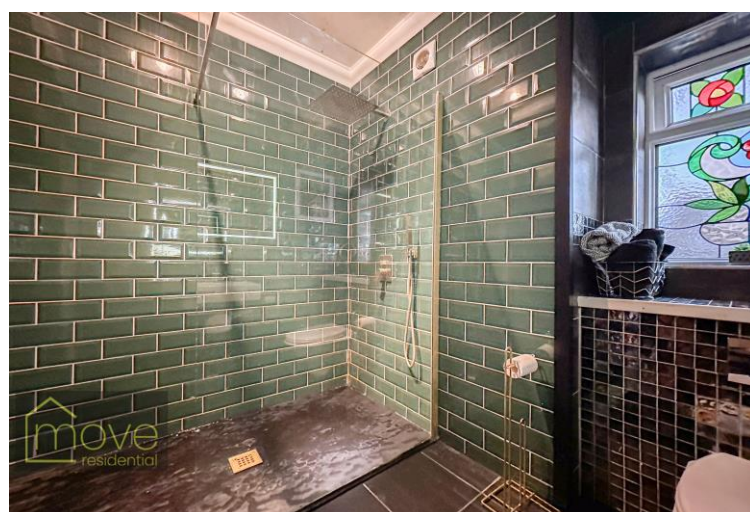














Description

This exceptional five bedroom home standing proudly on The Vineries has arrived at the sales market courtesy of appointed agents Move Residential. Situated in the ever desirable area of Woolton, L25 this property promises to provide the perfect future residence for a lucky family looking to upsize in one of Liverpool's most sought after locations. The property boasts an attractive frontage and occupies a vast plot, having been extended to a high standard. The interior enjoys generous living proportions and impeccable presentation throughout. A bright and inviting hallway greets you into the property, flowing into the spacious and welcoming family lounge with an eye-catching feature fireplace at the centre. The ground floor accommodation centres around the expansive open plan kitchen, dining and living area which is sure to impress. The kitchen features a range of modern base and wall units with complementary worktops offering plentiful surface space, as well as sleek integrated appliances. With a breakfast bar and ample room for a substantial dining table, this really is the ultimate setting for both casual and formal family dining, as well as entertaining guests. This space also accommodates a charming living area arranged around another stunning fireplace. French doors out to the rear garden along with skylights above flood this room with natural light. The ground floor is completed by a convenient separate utility room. Ascending to the first floor you will find four generously sized and beautifully presented double bedrooms. This floor also offers a stylish fully tiled shower room as well as a contemporary family bathroom featuring a claw foot bath tub. Stairs lead up to the pinnacle of the property where the loft room has been converted into a huge double room, which has the potential to be split into two good sized bedrooms. Velux windows illuminate this space. The property further benefits from a garden, a driveway providing off road parking for two vehicles, and a garage. Externally, the property further benefits from a delightful large lawned garden to the rear, a garage providing extra storage space, as well as a smartly brick paved driveway for 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



TOTAL FLOOR AREA : 2455 sq.ft. (228.1 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		82 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.