

## Menlove Avenue, Woolton, L25



**For Sale - £450,000 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Bungalow
- EPC Rating: E
- Highly Sought-After Woolton Location L25
- Inviting Lounge with Feature Fireplace and Bi-Fold Doors to the Garden
- Spacious, Well-Equipped Fitted Kitchen
- Distinctive Porch Entrance with Large Feature Windows
- Two Generously Sized Double Bedrooms with Fitted Wardrobes
- Contemporary, Stylish Shower Room
- Additional Versatile Reception/Dining Room
- Versatile Summer House with Power Supply
- Immaculately Maintained Garden and Ample Driveway Parking
- Within Walking Distance of Calderstones Park

### Further Details

- Tenure: Freehold
- No. of Floors: 1
- Floor Space: 1,505 square feet / 140 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Nestled along the tree-lined Menlove Avenue in the highly sought-after suburb of Woolton, Atlas Estate Agents are delighted to present this charming three-bedroom bungalow, now available for sale. Perfectly positioned within walking distance of the much-loved Calderstones Park, this home offers a rare opportunity to acquire single-storey living in one of Liverpool's most desirable postcodes, L25.

A distinctive porch with striking feature windows sets the tone for what lies beyond, leading into a warm and inviting lounge. Here, a statement fireplace and elegant bi-fold doors create a welcoming space, seamlessly connecting indoors to the beautifully maintained garden beyond.

The heart of the home is the spacious, well-equipped kitchen, thoughtfully designed with modern fittings and ample storage. At the far end, a delightful dining area—surrounded by windows on three sides—creates a bright, airy spot for everyday meals.

Separate to the kitchen is a generously sized dining room, ideal for family gatherings and entertaining guests. This versatile space could equally serve as a third bedroom, home office or nursery, offering flexibility to suit a variety of lifestyles.

Accommodation is completed by two generously sized double bedrooms, each with fitted wardrobes, and a contemporary shower room finished to a high



standard.

Outside, the property boasts an immaculate garden, carefully landscaped to provide both tranquillity and charm. A versatile outbuilding, currently arranged as a garage with an adjoining summer house, offers excellent potential for a hobby space, gym or creative retreat. To the front, a wide driveway provides ample parking for multiple vehicles.

Combining comfort, convenience and character, this delightful bungalow is perfectly situated to enjoy all that Woolton and its surrounding areas have to offer.

## Additional Images



Entrance Porch



Hallway



Lounge



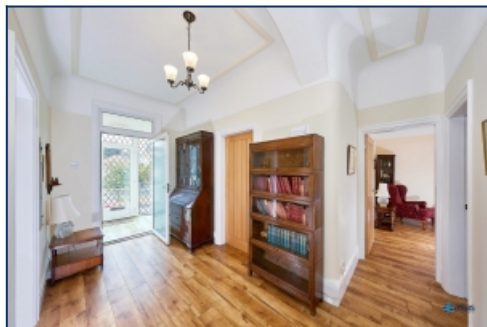
Dining Room



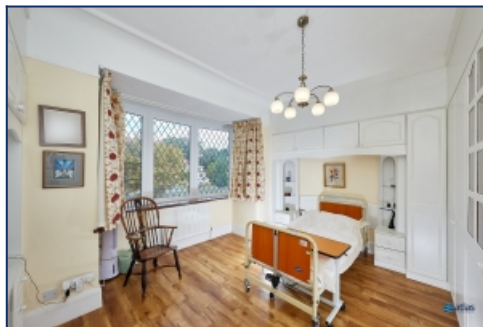
Kitchen



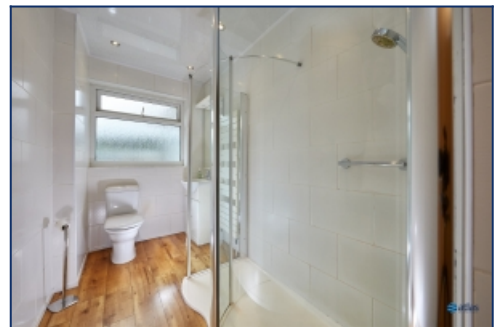
Dining Area



Hallway



Bedroom



Bathroom



Garden



Garden Summer House

## Floor Plans



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