

# Oakgrove Gardens, Woolton, L25









# For Sale - £800,000 Offers in Excess of

#### **Key Features**

- 4 Bedroom 3 Bathroom Detached House
- EPC Rating: B
- Offered with No Onward Chain
- Spacious Open-Plan Living and Kitchen Area
- Stylish, Contemporary Fitted Kitchen
- Welcoming Lounge with Feature Fireplace
- Convenient Downstairs W.C. and Separate Utility Room
- Four Generously Sized Double Bedrooms, Two with En-Suite Bathrooms
- Principal Bedroom with Walk-In Wardrobe
- Modern, Well-Appointed Family Bathroom
- Private Driveway and Double Garage
- Immaculately Maintained Front and Rear Gardens

#### **Further Details**

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 2,251 square feet / 209 square metres
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### **Description**

Brought to the market by Atlas Estate Agents, this impressive detached family residence enjoys a peaceful setting within the highly sought-after Oakgrove Gardens, Woolton, L25. A true celebration of space, style and comfort, the property is offered for sale with no onward chain, presenting a rare opportunity to secure a contemporary home in one of South Liverpool's most desirable neighbourhoods.

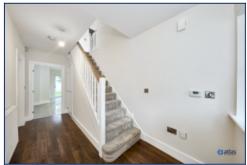
Set across two well-planned floors, the home boasts a flowing layout designed with modern living in mind. At its heart lies a spacious open-plan living and kitchen area, perfect for both relaxed family time and entertaining. The stylish, contemporary fitted kitchen is complemented by a convenient separate utility room, while a welcoming lounge with a charming feature fireplace offers a cosy retreat. Completing the ground floor, a downstairs W.C. ensures practicality without compromising elegance.

To the first floor, four generously sized double bedrooms await, two of which benefit from luxurious en-suite bathrooms. The principal bedroom further impresses with a walk-in wardrobe, creating a sanctuary of space and refinement. A modern, well-appointed family bathroom serves the remaining bedrooms.

Outside, the property continues to shine with a private driveway and double garage, providing ample off-road parking. The immaculately maintained front

A home of exceptional quality and modern comfort, perfectly placed for local amenities and the charm of Woolton Village — early viewing is highly recommended.

## **Additional Images**



Hallway



Garden



Lounge



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



W.c



Utility Room



Landing



Bedroom One



Wardrobe To Bedroom One



En-suite To Bedroom 1



Bedroom Two



Bedroom Three







En-suite To Bedroom Three

Bedroom Four Garden

### **Floor Plans**



Tel: 0151 727 2469 Fax: 0151 727 4943 Atlas Estate Agents, 2 Allerton Road, Mossley Hill, Liverpool, L18 1LN Email: sales@atlasestateagents.co.uk Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.