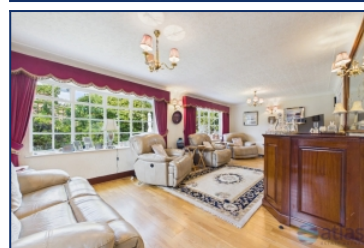


Mount Park Court, Woolton, L25



For Sale - £650,000 Offers in the Region of

Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: Pending
- Set Back from the Road Via a Large Private Driveway
- Beautifully Maintained Front Garden
- Welcoming Hallway with Enclosed Storage, Downstairs Wc and Enclosed Office Space
- Spacious Front Reception Room with a Lovely Feature Fireplace
- Front Reception Flows Seamlessly Into the Dining Space
- Modern Separate Kitchen with Direct Access to the Garden
- Large, Well-Presented Rear Reception Room
- Three Double Bedrooms, with the Main Bedroom Benefiting from an En-Suite
- Bedroom Three Features a Large Balcony Overlooking the Front
- Spacious Rear Garden Offering a Peaceful and Private Outdoor Space

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 166 square metres / 1,787 square feet
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 3
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Fridge, Freezer, Dishwasher

Description

Brought to the market by Atlas Estate Agents, this impressive detached home is offered for sale with no onward chain and is situated within the desirable Mount Park Court, Woolton, L25. Offering generous accommodation arranged over two floors, the property combines spacious interiors with attractive outdoor space and excellent privacy.

Approached via a large private driveway, the property is set back from the road and enjoys a beautifully maintained front garden, creating an attractive first impression. Upon entering, a welcoming hallway provides access to the principal rooms, with useful enclosed storage, a dedicated office room and a convenient downstairs WC.

The spacious front reception room provides a warm and inviting setting, complete with a lovely feature fireplace. The room flows naturally through to the dining area, creating an excellent space for both everyday family life and entertaining.

A modern separate kitchen is positioned to the rear and benefits from direct access to the garden, providing a practical connection between the indoor and

outdoor spaces. Also located towards the rear is a large, well-presented second reception room, offering further versatile living accommodation.

To the first floor, the property currently features three well-proportioned double bedrooms. The accommodation was originally arranged as four bedrooms and has since been converted to create a larger principal bedroom. The layout could potentially be reverted to provide four bedrooms, subject to any necessary requirements. The main bedroom benefits from a modern en-suite, while the front third bedroom enjoys access to a large balcony overlooking the front, providing a unique and appealing feature.

Externally, the spacious rear garden offers a peaceful and private outdoor retreat, with plenty of greenery and space to relax or entertain. The large driveway provides ample off-road parking, while the well-kept front garden further enhances the property's kerb appeal.

With its detached layout, generous living accommodation, three double bedrooms with potential to revert to four, private gardens and desirable Woolton location, this attractive home offers a wonderful opportunity for a buyer seeking a spacious and well-presented property with no onward chain.

Additional Images



Bedroom One



Garden



Aerial Front Elevation



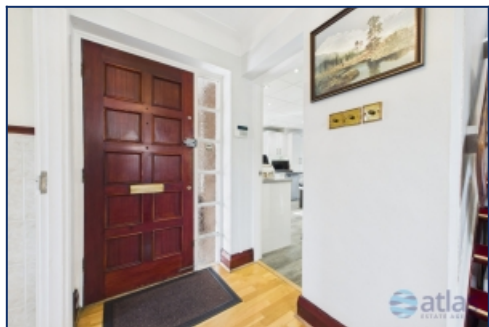
Aerial Front Elevation



Driveway



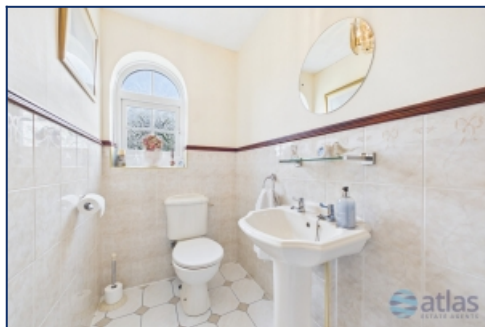
Entry



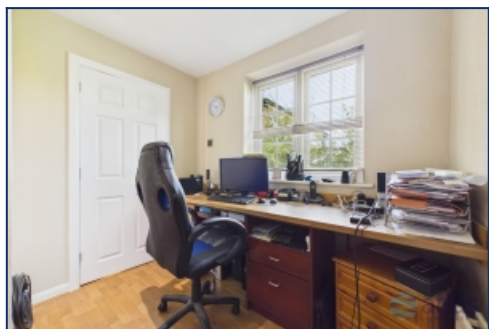
Hallway



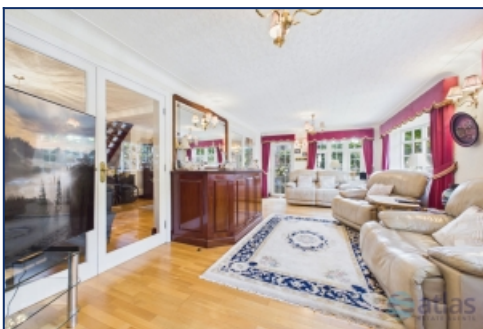
Hallway



Wc



Office



Front Reception Room



Front Reception Room



Front Reception Room



Dining Space



Dining Space



Rear Reception Room



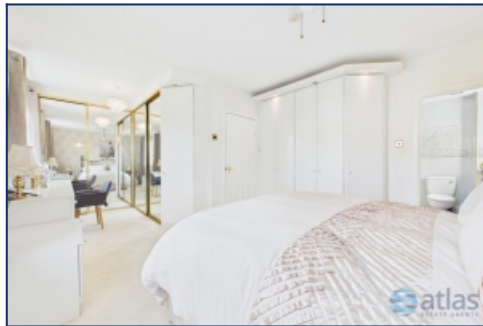
Kitchen



Kitchen



Bedroom One



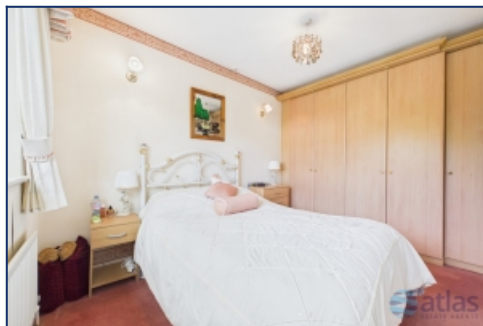
Bedroom One



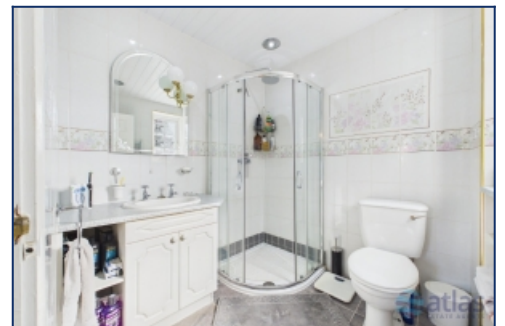
Bedroom One



Bedroom Two



Bedroom Two



En-suite To Bedroom Two



Bedroom Three



Balcony To Bedroom Three



Balcony To Bedroom Three



Ground Floor

Reception Room 31'11" x 24'0"
34'7" x 24'0"

Reception Room 31'11" x 24'0"
34'7" x 24'0"

Office 10'0" x 11'0"
8'7" x 8'9"

Kitchen 13'0" x 10'0"
7'9" x 14'

Kitchen 13'0" x 10'0"
7'9" x 14'

Bath 5'0" x 6'0"
4'4" x 6'0"

Landing 12'0" x 10'0"
4'5" x 10'

Bedroom 12'0" x 10'0"
10'2" x 10'0"

Bedroom 12'0" x 10'0"
10'2" x 10'0"

Bedroom 12'0" x 10'0"
10'2" x 10'0"

Bedroom 12'0" x 10'0"
10'2" x 10'0"

Bathroom 5'0" x 6'0"
1'7" x 2'0"

Bathroom 5'0" x 6'0"
1'7" x 2'0"

Bathroom 5'0" x 6'0"
1'7" x 2'0"

Bathroom 5'0" x 6'0"
1'7" x 2'0"

First Floor

Reception Room 31'11" x 24'0"
34'7" x 24'0"

Office 10'0" x 11'0"
8'7" x 8'9"

Kitchen 13'0" x 10'0"
7'9" x 14'

Kitchen 13'0" x 10'0"
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1'7" x 2'0"

Bathroom 5'0" x 6'0"
1'7" x 2'0"

Approximate total area⁽¹⁾

166 m²
1797 ft²

Bedrooms and terraces

42 m²
452 ft²

Reduced bedroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced bedrooms
Below 1.5 m² ft²

Calculations reference the BCS (PAS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHISOFT

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.