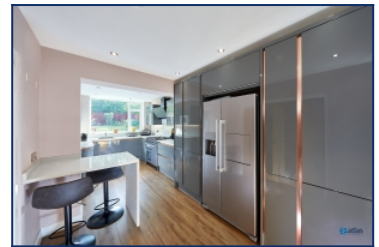
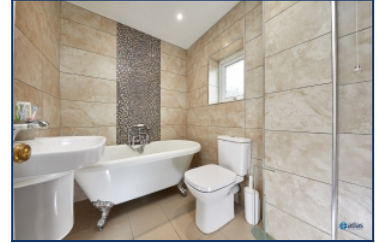


## Baroncroft Road, Woolton, L25



**For Sale - £650,000 Offers in Excess of**

### Key Features

- 4 Bedroom 3 Bathroom Link Detached House
- EPC Rating: C
- Highly Sought-After Woolton Location L25
- Two Generously Sized Reception Rooms
- Contemporary Fitted Kitchen
- Separate Utility Room
- Ground Floor W.C. and Cloakroom
- Three Double Bedrooms, Two with En-Suite Bathrooms, Plus a Versatile Fourth
- Modern Family Bathroom with Bath, Overhead Shower and Separate Walk-In Shower Cubicle
- Well-Maintained Front and Rear Gardens
- Attached Garage with Double Driveway Plus Additional Single Driveway to Side of Property
- Within Close Proximity to Woolton Village

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,783 square feet / 166 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Appliances/White Goods: Cooker (Gas), Fridge/Freezer, Dishwasher

### Description

Three Double Bedrooms and a Versatile Fourth Bedroom, Two with En-Suite Bathrooms

Brought to the market by Atlas Estate Agents, this exceptional link-detached residence on Baroncroft Road, Woolton, L25, offers a superb blend of space, style and practicality, perfectly suited to modern family life.

Arranged over two well-planned floors, the home opens with a welcoming entrance hallway leading to two generously sized reception rooms, providing versatile spaces for both entertaining and everyday living. The contemporary fitted kitchen is complemented by a separate utility room, ensuring a seamless flow of function and convenience, while a ground floor W.C. and cloakroom add to the thoughtful design.

To the first floor, the property boasts three impressive double bedrooms and a versatile fourth bedroom, two of which benefit from en-suite bathrooms, offering privacy and comfort. A further modern family bathroom, complete with a separate walk-in shower cubicle in addition to a bath with shower attachment, serves the remaining bedrooms. Storage is in abundance, with fitted wardrobes to three of the bedrooms and a built-in cupboard in the fourth,

along with a towel cupboard and airing cupboard on the landing, plus cloaks and an under-stair cupboard on the ground floor.

Externally, the property enjoys well-maintained front and rear gardens, ideal for outdoor relaxation or family gatherings. A notable feature is the open aspect to the rear, with views across a paddock and stables where horses are often seen. Remarkably, this outlook has remained unchanged since the property was built in the 1960s, with the land owned by United Utilities and highly unlikely to be sold or developed. To the front, an attached garage with a double driveway, plus an additional single driveway to the side, provides extensive off-road parking, further enhancing the home's practicality.

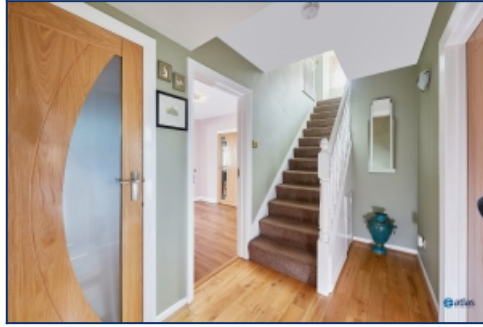
Positioned within the highly sought-after Woolton area, just a short distance from the charm and amenities of Woolton Village, this home combines a peaceful residential setting with everyday convenience. Excellent transport links are also close by, providing easy access into Liverpool city centre and beyond, making it an ideal choice for commuters and families alike.

This is a rare opportunity to acquire a beautifully balanced family home in one of South Liverpool's most desirable locations.

## Additional Images



Utility Room



Hallway



Lounge



Dining Room



Dining/Reception Area



Dining/Reception Area



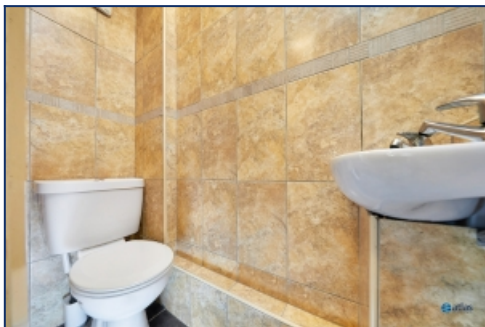
Dining/Reception Area



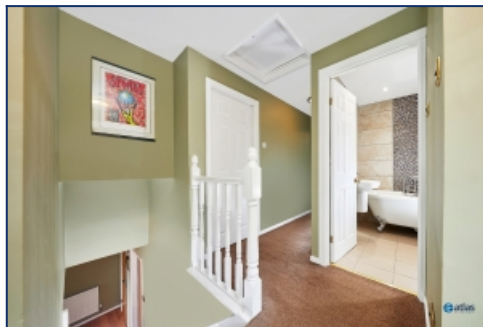
Kitchen



Kitchen



Downstairs W.c



Landing



Bedroom One



Bedroom One



En-suite To Bedroom One



Bedroom Two



En-suite To Bedroom Two



Bedroom Three



Bedroom Four



Garden



External

## Floor Plans



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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.