

Heath Hey, Woolton, L25



For Sale - £825,000 Offers Over

Key Features

- 4 Bedroom 2 Bathroom Bungalow
- EPC Rating: C
- Set on Approximately 0.27 Acres, with Beautifully Maintained Mature Front and Rear Gardens Featuring a Paved Patio Area and an Abundance of Established Planting and Greenery
- Two Generous Reception Rooms, One of Which Benefits from an Attractive Feature Fireplace
- Contemporary Fully Fitted Kitchen with Integrated Appliances and a Central Island Unit
- Separate Dining Room with French Doors Opening Directly Onto the Rear Garden
- Four Well-Proportioned Bedrooms, Including a Principal Bedroom with Fitted Wardrobes and a Stylish En-Suite Shower Room
- Family Bathroom Fitted with Both a Bath and a Separate Shower Enclosure
- Practical Utility Room and Useful Loft Storage Space
- Double Garage and a Large Driveway Providing Ample Off-Road Parking
- Situated on a Private Estate Within Walking Distance of Childwall Woods
- Recent Improvements Include a New Roof, Upgraded Boiler and Replacement Windows

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 275 square metres / 2,963 square feet
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 4
- Outside Space: Front Garden, Back Garden
- Appliances/White Goods: Double Oven (Electric), Hob (Ceramic)

Description

Atlas Estate Agents are delighted to present this exceptional individually designed detached dormer bungalow, occupying a commanding corner plot of approximately 0.27 acres within the prestigious private estate of Heath Hey, Woolton. Offered to the market with no onward chain, this substantial residence combines generous and versatile accommodation with beautifully landscaped grounds, all within walking distance of the picturesque Childwall Woods.

Approached via an open porch and entrance vestibule, the property welcomes you into an impressive reception hall which sets the tone for the spacious accommodation beyond. Arranged over two floors, the home offers a wealth of living space perfectly suited to modern family life. Two generous reception rooms provide excellent flexibility, with the principal lounge centred around an attractive feature fireplace, while a separate dining room enjoys French doors opening directly onto the rear garden.

At the heart of the home is a contemporary fully fitted kitchen, recently upgraded and thoughtfully designed with integrated appliances and a central island unit. A practical utility room, cloakroom and a variety of cleverly planned storage spaces further enhance the functionality of the property.

The ground floor provides three well-proportioned bedrooms, including a superb principal bedroom with fitted wardrobes and a stylish en-suite shower room. One of the bedrooms is currently utilised as a home office, offering flexibility for those working remotely. A spacious family bathroom completes the ground-floor accommodation, featuring both a bath and a separate shower enclosure.

To the first floor, a bright landing leads to an impressive double bedroom enhanced by skylights that flood the space with natural light. An adjoining storage room offers excellent potential for conversion into an additional bathroom, subject to any necessary approvals, while extensive eaves storage provides invaluable practicality.

Externally, the property is equally impressive. Set within beautifully maintained wrap-around gardens extending to over a quarter of an acre, the grounds have been meticulously landscaped and feature mature planting, established greenery and a paved patio area ideal for outdoor entertaining. The rear gardens are arranged over two levels, creating a wonderful sense of space and privacy.

A double garage is complemented by a separate workshop and garden store, while a substantial driveway provides ample off-road parking for several vehicles.

The property has benefited from an extensive programme of improvements in recent years, including a new kitchen, replacement roof, upgraded boiler and hot water system, modernised showers, and replacement doors and windows, ensuring the home is ready for immediate occupation.

Situated in one of South Liverpool's most desirable residential locations, Heath Hey offers a peaceful and exclusive setting whilst remaining conveniently close to excellent local amenities, highly regarded schools and superb transport connections. Combining space, versatility and a prime Woolton address, this outstanding home presents a rare opportunity to acquire a truly special property.

Additional Images



Hallway



Reception Room One



Reception Room One



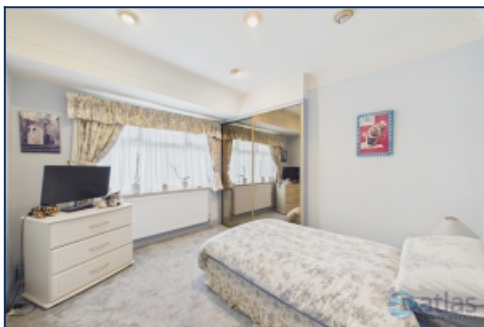
Reception Room One



Reception Room Two



Reception Room Two



Bedroom 2



Bedroom 2



Dining Room



Dining Room



Kitchen



Kitchen



Utility Room



Hallway



Hallway



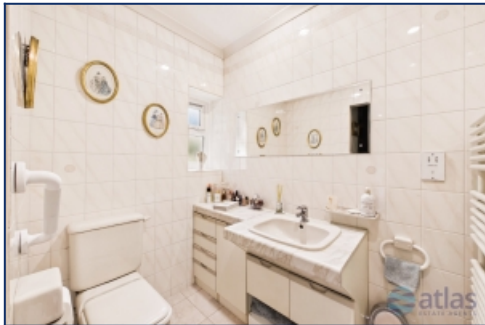
Bathroom



Bathroom



Master Bedroom



Master Bedroom En-suite



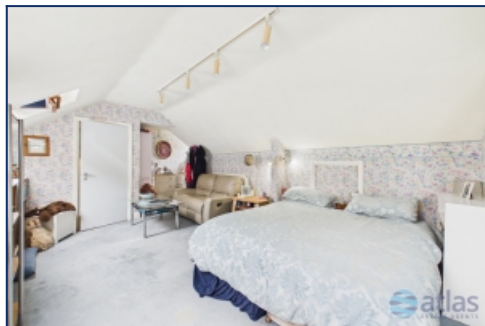
Master Bedroom En-suite



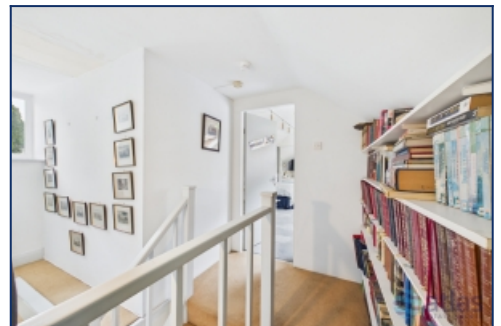
Master Bedroom



Bedroom Three



Bedroom Three



Landing



Storage Room/Office



Storage Room/Office



Bedroom Four



Bedroom Four



Double Garage



Double Garage



Aerial View Of Plot



Garden



Garden



Storage



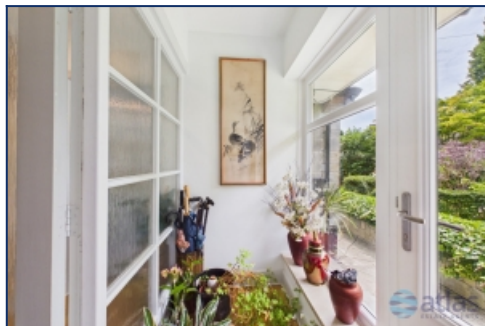
Garden



Garden



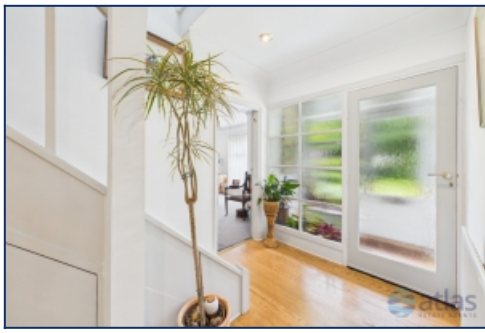
Entrance



Porch



Garden



Hallway

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.