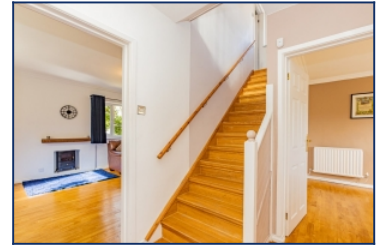


Hillview Gardens, Woolton, L25



For Sale - £425,000 Offers in Excess of

Key Features

- 4 Bedroom 1 Bathroom Detached House
- EPC Rating: C70
- Well Presented Throughout
- Surrounded by Quality Local Schools
- Cul De Sac Location
- Driveway Parking for 2x Cars
- Minutes from Woolton Village
- Served by Excellent Transport Links
- Four Spacious Bedrooms
- Good Size Back Garden with Lawn & Patio
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

Description

A STUNNING 4 BEDROOM DETACHED HOME LOCATED IN THE SOUGHT AFTER SUBURB OF WOOLTON, L25

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. Neighbouring suburb, Mossley Hill, encompasses Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Woolton is also served by many quality schools including St Julie's Catholic High School and St Francis Xavier's College. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, spacious living room, office / utility room, dining room and kitchen which provides steps down to access the rear garden. To the first floor there are three double bedrooms, a single bedroom and family bathroom. Externally there is a paved driveway providing off road parking for two cars and to the rear there is a good size landscaped garden with a lawn and patio area.

The property has been partially refurbished to an excellent standard and offers plenty more potential. There are architect plans available to view and plantation shutters due to be fitted throughout the whole property.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Living Room

6.00 x 3.60 metres (19' 9" x 11' 10")
Windows to the front and side aspect, engineered oak flooring, electric fire and radiator.

Dining Room

3.20 x 2.90 metres (10' 6" x 9' 7")
Engineered oak flooring, window to the rear, serving hatch, radiator and under stairs storage cupboard.

Kitchen

3.00 x 2.30 metres (9' 11" x 7' 7")
Range of wall and units, sink with mixer tap, electric range cooker, extractor hood, engineered oak flooring, housing for appliances, window and door to the rear.

Bedroom One

3.60 x 3.20 metres (11' 10" x 10' 6")
Laminate flooring, window to the front and radiator.

Bedroom Two

3.60 x 2.70 metres (11' 10" x 8' 11")
Windows to the front and side, laminate flooring and radiator.

Bedroom Three

3.10 x 2.30 metres (10' 3" x 7' 7")
Carpet flooring, radiator, window to the rear and fitted wardrobes.

Bedroom Four

2.32 x 2.90 metres (7' 8" x 9' 7")
Window to the rear, fitted wardrobes, carpet flooring and radiator.

Bathroom

1.99 x 1.70 metres (6' 7" x 5' 7")
Floor to ceiling tiles, hand wash basin with vanity unit, shower over bath, W.C, frosted window to the side aspect and radiator.

Additional Images



Bedroom One



Rear Garden



Front Elevation



Living Room



Living Room



Dining Room



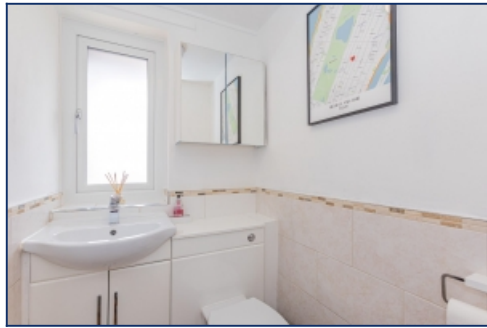
Dining Room



Office



Utility Room



Downstairs W.c



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



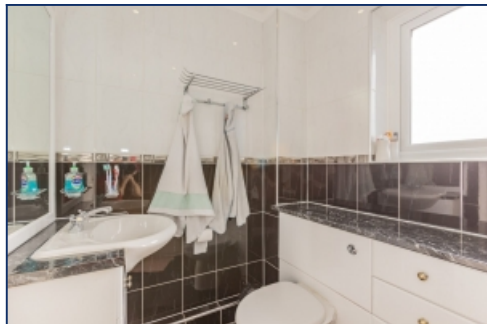
Bedroom Four



Landing



Bathroom



Bathroom



Stairs To Garden



Stairs To Garden



Rear Garden



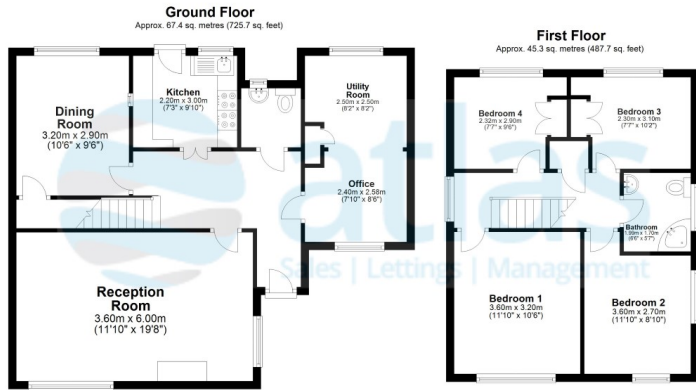
Rear Garden



Rear Garden



Floor Plans



Total area: approx. 112.7 sq. metres (1213.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

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.