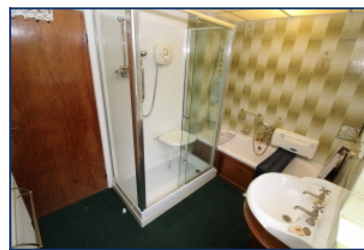


Hillview Gardens, Woolton, L25



For Sale - £380,000 Offers Over

Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: E47
- No Chain - Ready to Buy!
- Excellent Opportunity to Further Extend & Improve
- Substantial Corner Plot
- Mature Gardens to Front, Side & Rear
- Two Separate Driveways & Detached Garage
- Quiet & Sought After Location
- Served by Excellent Transport Links
- Surrounded by Quality Local Schools
- Ideal Family Home
- Viewings Highly Recommended

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 4
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine

Description

A 4 bedroom detached property benefiting from ample off street parking, front & rear gardens and the potential to improve and further extend due to the generous plot size

Hillview Gardens is located within Woolton, L25 and is a prominent and popular south Liverpool location set between Quarry Street and the Kenilworth Road estate. Accessed via Vale Road which in turn leads to Menlove Avenue meaning there are good transport links, a regular bus service and quick and easy access to the rail network. The property is also within walking distance of Reynolds Park, Calderstones Park, Allerton Manor golf club and other local shops and amenities such as Woolton Village, Allerton Road and Camp Hill. Hillview Gardens is also close to several good local primary schools, secondary schools and colleges such as Calderstones and St Francis Xavier amongst others. Access to the motorway network such as the M62 and M56 are less than 10 - 15 minutes away and Liverpool city centre, Speke retail park and local suburbs such as Aigburth, Gateacre, Allerton and Calderstones are all only a short journey away.

The property briefly comprises of; entrance hallway, downstairs W/C, living/dining room, kitchen, secondary reception room and a wet room. To the first floor are four bedrooms and a family bathroom. Externally, there are two separate driveways along with front, side & rear gardens and a detached garage.

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

Room Details

Hall

PVC front door, window to front aspect, 2x radiators, frosted glass panel to living room, under stairs storage cupboard, staircase, carpet

Reception Room 1

6.78 x 5.14 metres (22' 3" x 16' 11")

Window to front aspect, 3x radiators, gas fireplace, sliding patio doors to rear, carpet

Reception Room 2

4.93 x 2.56 metres (16' 3" x 8' 5")

Access to wet room, window to front aspect, radiator, carpet, utility meters

Kitchen

3.66 x 2.71 metres (12' 1" x 8' 11")

Range of kitchen wall and base units, electric oven, gas hob, fridge, freezer, washing machine, 1.5 bowl sink, laminate worktops, tiled splashbacks, window to rear aspect, PVC door to rear, cupboard housing boiler

Wet Room

3.26 x 2.70 metres (10' 9" x 8' 11")

2x Chrome towel rails, frosted windows to front and rear aspects, fully tiled walls, vinyl flooring, extractor fan, electric shower, floor drain, wall mounted seat, W/C, vanity unit with sink, mirrored wall cabinet with integrated light, ceiling spotlights

Downstairs W/C

2.04 x 1.27 metres (6' 9" x 4' 2")

Vanity unit with wash hand basin, W/C, frosted window to front aspect, vinyl flooring, radiator

Landing

Radiator, carpet, loft access with integrated ladder, frosted window to front aspect, cupboard housing hot water tank, storage cupboard

Bedroom One

3.23 x 3.38 metres (10' 8" x 11' 2")

Integrated wardrobes and bedroom furniture, windows to front aspect, carpet, radiator

Bedroom Two

2.81 x 3.18 metres (9' 3" x 10' 6")

Window to rear aspect, vanity unit with sink, storage cupboard, carpet

Bedroom Three

3.02 x 2.70 metres (9' 11" x 8' 11")

Window to front aspect, carpet, storage cupboard, radiator

Bedroom Four

2.60 x 2.71 metres (8' 7" x 8' 11")

Window to rear aspect, radiator, storage cupboard, carpet

Bathroom

2.02 x 2.90 metres (6' 8" x 9' 7")

Radiator, shower enclosure with electric shower, bath with mixer tap and shower attachment, tiled splashback, vanity unit with sink, W/C, frosted window to rear aspect, carpet

Exterior

Front, side and rear gardens, patio area to rear, 2x blocked paved driveways including the scope to create an in/out driveway, detached garage with powered up and over garage door

Loft Space

Fully boarded, insulated, light and power

Additional Images



Rear Garden



Front Elevation



Reception Room 1



Reception Room 1



Reception Room 2



Kitchen



Ground Floor Wetroom



Ground Floor Wetroom



Bedroom 1



Bedroom 2

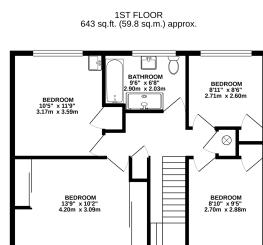
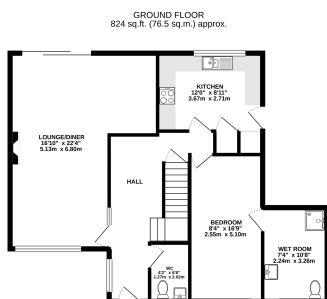


Bedroom 3



Family Bathroom

Floor Plans



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors, stairs and other areas are approximate and do not constitute an offer of any guarantee or warranty. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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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.