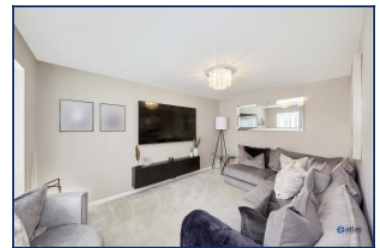


## Highbury Drive, Woolton, L25



**For Sale - £399,950 Offers in Excess of**

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: B
- Beautifully Spacious, Bright and Inviting Living/sitting Room with Window Nook
- Convenient and Stylish Downstairs W.C
- Under-Floor Heating in Lounge / Diner, Entrance Hall and W.C
- Attractive Modern Kitchen with Under Cupboard Lights, Integrated Appliances, Plenty of Storage & Skylight
- Wood-Effect Tiled Flooring Throughout Hallway and Kitchen / Diner
- Modern Tiled Bathroom with Bath and Overhead Shower
- Separate Home Office Perfect for Remote Workers
- Master Bedroom with En Suite Bathroom
- Extremely Well Maintained Front and Back Gardens with Artificial Grass, Tiled Patio, Driveway and Garage
- Upgraded Home Security System

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 106 square metres / 1,145 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer, Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this stunning detached house on Highbury Drive, Woolton (L25) is a rare gem offering a perfect blend of modern style and homely comfort. Spread generously over two floors, this beautifully decorated property features three spacious bedrooms and two stylish bathrooms, perfect for families or those seeking extra space.

Upon entering, you are greeted by a bright and inviting hallway, with sleek ceramic flooring that extends seamlessly through the entrance hall and into the kitchen/diner. The heart of the home is undoubtedly the beautifully spacious living and sitting room, complete with a charming window nook and cosy underfloor heating that also extends to the downstairs W.C. and dining area.

The contemporary kitchen is a true delight, offering an abundance of storage, under cupboard lighting, and integrated appliances. Natural light pours in through the skylight, creating a bright and airy atmosphere, perfect for everyday cooking or entertaining guests.

Upstairs, the master bedroom is a luxurious retreat, boasting its own modern en-suite, while the other bedrooms offer a versatile space perfect for a study

or additional living quarters. The family bathroom is equally impressive, with modern tiling, a bath, and an overhead shower.

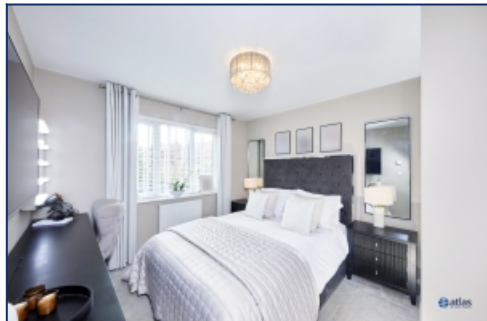
Through the garage, you will find a home office, perfect for remote workers, with its own access to completely separate your home and work lives.

The property is complemented by extremely well-maintained front and back gardens, offering a peaceful sanctuary for outdoor living. The rear garden features a stylish tiled patio, ideal for summer barbecues, while the 2-car driveway and garage provide convenient off-road parking.

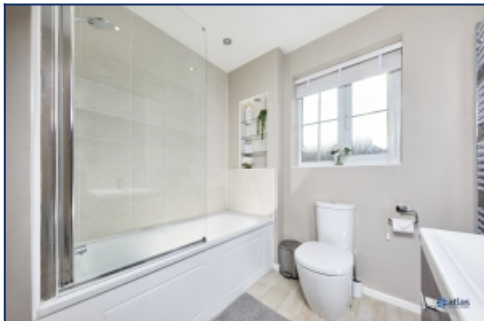
With yours and your family's safety of utmost importance, the property boasts an upgraded security system for your peace of mind.

This is a beautifully presented home, full of light and modern features, ready for its next owners to move in and enjoy.

## Additional Images



Bedroom 1



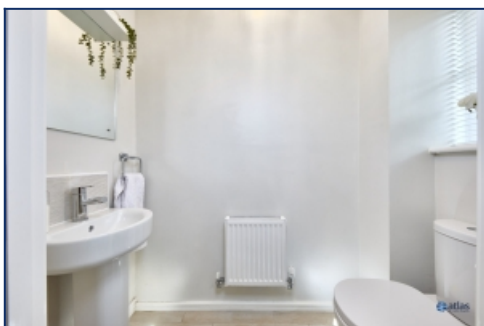
Bathroom



Entrance Hallway



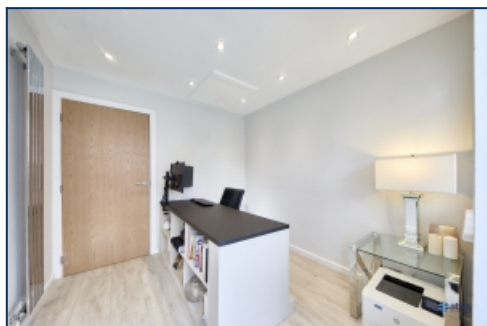
Kitchen/Diner/Lounge



Downstairs W.c.



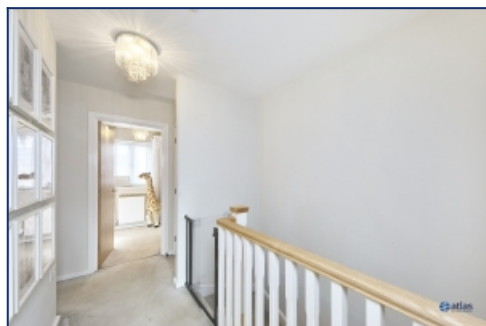
Kitchen/Diner/Lounge



Office



Living Room



Landing



En Suite Bathroom (bedroom 1)



Bedroom 2



Rear Elevation And Garden

