



**2 Downham Green, Liverpool**  
Liverpool

**£750,000**



- Magnificent Four Bedroom Detached Dormer Bungalow
- Quiet Cul-De-Sac Location In Desirable Area Of Woolton
- Expansive & Meticulously Maintained Living Proportions
- Entrance Hall, Open Plan Lounge/Diner & Fitted Kitchen
- Delightful Conservatory & Ground Floor Shower Room
- Four Spacious & Beautifully Presented Double Bedrooms
- Deluxe Four-Piece Family Bathroom With Corner Bathtub
- Vast Rear Garden, Off-Road Parking & Detached Garage

Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants and the charming Woolton Picture House cinema. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre

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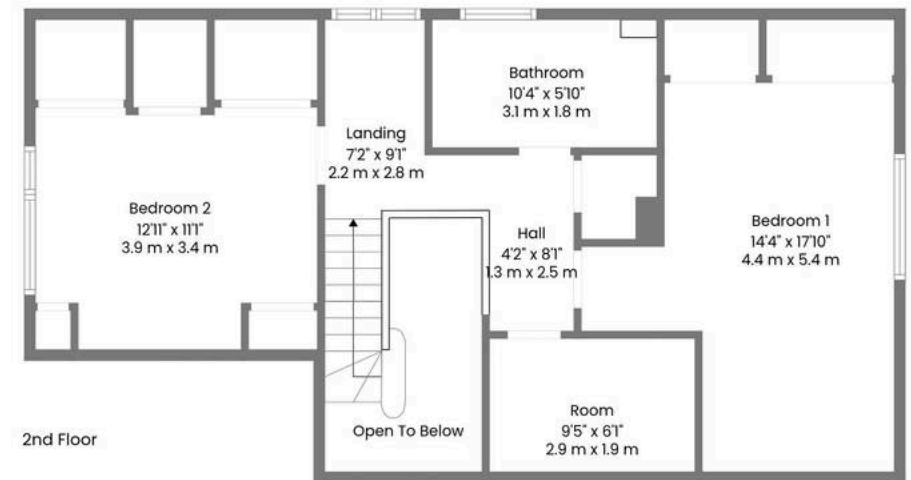
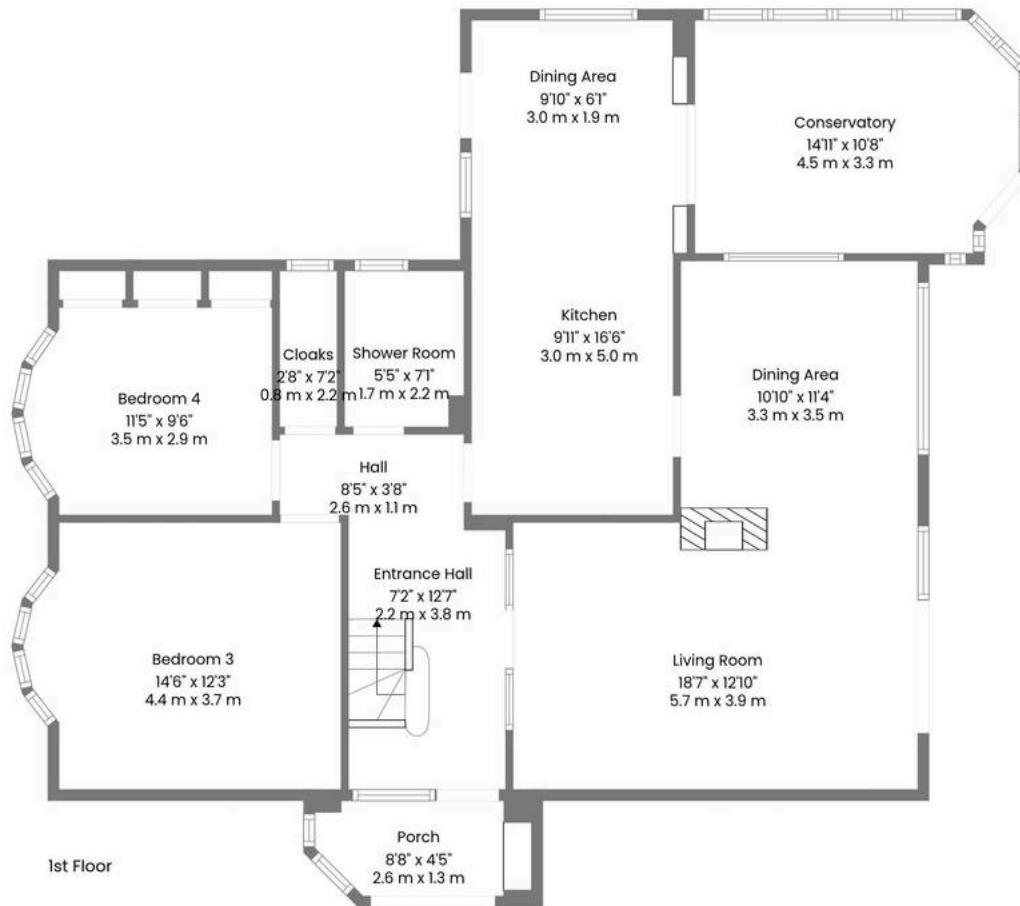
Nestled in Downham Green, a peaceful cul-de-sac in the ever-desirable area of Woolton, L25, is this magnificent four bedroom detached dormer style bungalow, showcased to the sales market by appointed agents Move Residential. This property boasts a wealth of living space and has been beautifully maintained throughout whilst offering exciting scope for modernisation, promising to make a wonderful future home for a very lucky buyer. Entering via the porch, you are greeted into the residence by a grand entrance hall which boasts attractive parquet flooring, and leads through to a spacious open plan living and dining area. Enjoying a feature fireplace and floor to ceiling windows which flood the space with natural light and offer scenic views out to the garden, this presents a welcoming space for relaxing and sharing mealtimes with family and friends. Following this is a substantial kitchen complete with a range of fitted base and wall units, plentiful surface space, and ample room to accommodate a dining table, offering a social setting for casual dining and cooking in company. Internal French doors provide access into a well-maintained conservatory which offers a delightful alternative sitting area with seamless access into the garden. Continuing through, you will find two well-proportioned bedrooms, each bathed in daylight courtesy of bay windows, and concluding the extensive ground floor is a convenient shower room.

Ascending to the first floor, you will find the remaining two spacious double bedrooms, each finished to an excellent standard and receiving plenty of light.. The master boasts French doors opening out to a Juliet balcony overlooking the









**TOTAL: 1849 sq. ft, 172 m2**

1st floor: 1227 sq. ft, 114 m2, 2nd floor: 622 sq. ft, 58 m2

EXCLUDED AREAS: PORCH: 41 sq. ft, 4 m2, LOW CEILING: 31 sq. ft, 3 m2, OPEN TO BELOW: 85 sq. ft, 8 m2, WALLS: 150 sq. ft, 14 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.