



2 The Ridgeway, Liverpool
Liverpool

£825,000

2 The Ridgeway

Liverpool, Liverpool

Nestled within The Ridgeway, a peaceful and sought-after cul-de-sac in the ever-desirable area of Woolton, L25, is this distinguished four bedroom detached bungalow, proudly showcased to the sales market courtesy of appointed agents Move Residential. Occupying a generous plot, this property boasts a charming frontage and offers a wealth of meticulously maintained living space within. Offering exciting scope for modernisation throughout, this presents an opportunity not to be missed for those searching for a home they can tailor to their own tastes in one of South Liverpool's most coveted locations.

Upon entering the residence via the porch, you are greeted by an inviting entrance hall which leads through to a spacious reception room, flooded with natural light courtesy of a bay-window. Featuring an eye-catching fireplace and a set of sliding doors which provide seamless access out to the rear, this provides a welcoming space for relaxation and entertainment whilst enjoying views of the garden. Adjacent is a formal dining room providing an elegant setting for enjoying mealtimes with family and friends, and continuing through you will find a substantial kitchen with ample room to accommodate a dining table, offering a social space for casual dining and cooking in company. An internal hallway leads through to a convenient utility room, and further enhancing the ground floor is a wet room alongside a separate WC.



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The sleeping accommodation consists of four generously proportioned double bedrooms, two located downstairs and the remaining two to the first floor, each finished to an excellent standard and receiving plenty of daylight. The third bedroom benefits from a convenient sink unit, whilst the fourth enjoys the added luxury of a walk-in-wardrobe space. Serving the first floor bedrooms and completing the interior of this exceptional home is a four-piece family bathroom suite.

Externally, the property enjoys a delightful rear garden consisting of a neatly manicured lawn and paved patio area, surrounded by established greenery borders which offer privacy and seclusion. To the front, another beautifully maintained garden area further enhances the property's kerb appeal, whilst a driveway provides off-road parking and a detached garage offers additional storage space.





- Distinguished Four Bedroom Detached Bungalow
- Envious Location In Sought-After Area Of Woolton
- Generously Proportioned & Beautifully Maintained
- Porch, Hall, Two Reception Rooms & Kitchen Diner
- Utility, Ground Floor Shower Room & Separate WC
- Two Well-Presented Downstairs Double Bedrooms
- Two Bedrooms To First Floor With Bathroom Suite
- Delightful Rear Garden, Garage & Off-Road Parking

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 Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.

Council Tax band: F

Tenure: Freehold







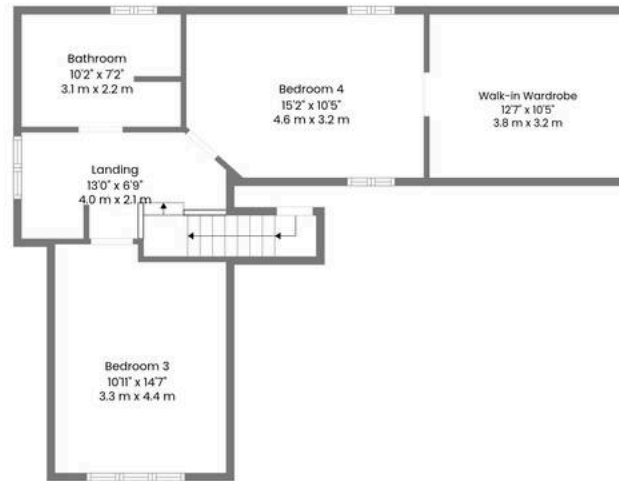




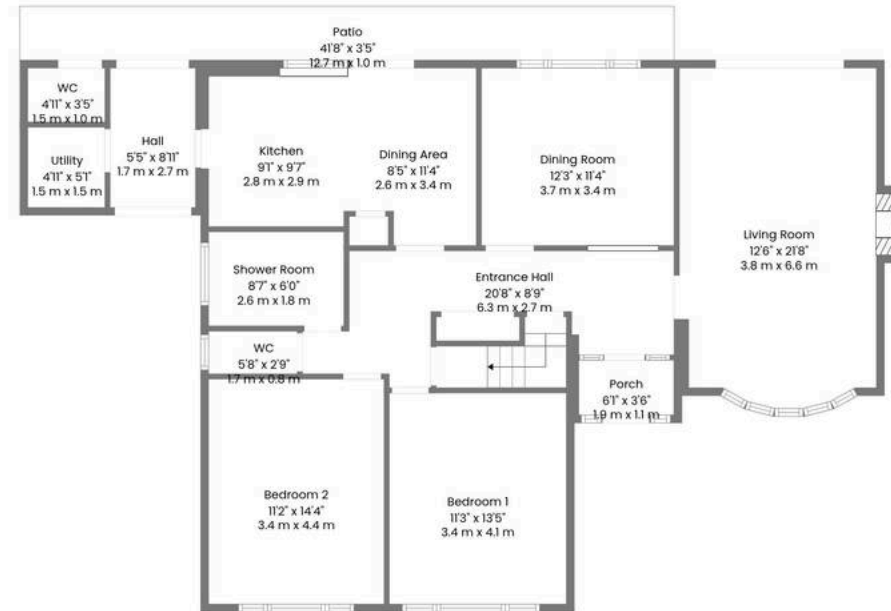








2nd Floor



1st Floor

TOTAL: 1692 sq. ft, 157 m2

1st floor: 1238 sq. ft, 115 m2, 2nd floor: 454 sq. ft, 42 m2

EXCLUDED AREAS: PORCH: 23 sq. ft, 2 m2, PATIO: 143 sq. ft, 13 m2, UTILITY: 27 sq. ft, 2 m2,

TOILET: 17 sq. ft, 2 m2, FIREPLACE: 8 sq. ft, 1 m2, LOW CEILING: 176 sq. ft, 15 m2,

WALLS: 163 sq. ft, 19 m2

