



292 Menlove Avenue, Liverpool
Liverpool

Offers Over **£550,000**



- Exceptional Four Bedroom Semi Detached Residence
- Enviable Location In Ever-Desirable Area Of Woolton
- Impeccably Finished With Exquisite Original Features
- Porch, Grand Entrance Hall & Two Reception Rooms
- Conservatory, Open Plan Kitchen Diner, Utility, & WC
- Four Beautiful & Generously Proportioned Bedrooms
- Ensuite To The Master & Deluxe Main Bathroom Suite
- Delightful Garden To Rear, Off-Road Parking & Garage

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

292 Menlove Avenue

Liverpool, Liverpool

Enjoying a prime position on the sought-after Menlove Avenue in the ever-desirable area of Woolton L25, is this exceptional four bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. Boasting an imposing frontage exuding kerb appeal, this property offers a wealth of generously proportioned and versatile living space throughout. Showcasing interiors which are finished to an impeccable standard and host to a plethora of exquisite original features, this promises to make an enviable forever home for an extremely lucky family.

Entering via the porch and stunning stained glass internal door, you are greeted into the property by a grand entrance hall, leading through to a spacious family lounge, bathed in natural light courtesy of a walk-in bay window. Beautifully finished in a tasteful décor which complements the ornate feature fireplace and plush carpeting, this presents an elegant setting for entertaining guests. Following this is a welcoming sitting room, also boasting an eye-catching fireplace, along with a set of french doors offering access into the charming conservatory. Continuing through, you will find the substantial open plan kitchen diner complete with a range of modern fitted base and wall units, plentiful worktop space and a selection of integrated appliances. With ample room to accommodate a dining table, this presents a delightful social setting for enjoying family mealtimes and cooking in company. Accessed via the kitchen is a well-equipped utility room and concluding the extensive ground floor is a convenient WC.

The property continues to impress as you ascend to









TOTAL: 1796 sq. ft, 167 m2

1st floor: 993 sq. ft, 92 m2, 2nd floor: 803 sq. ft, 75 m2

EXCLUDED AREAS: PORCH: 41 sq. ft, 4 m2, UTILITY: 58 sq. ft, 5 m2, FIREPLACE: 13 sq. ft, 2 m2,

BAY WINDOW: 10 sq. ft, 1 m2, WALLS: 137 sq. ft, 14 m2

