



Cuckoo Lane, Woolton
Liverpool

Offers Over **£995,000**



- Exquisite Six Bedroom Semi Detached Georgian Residence
- Prestigious Location In The Ever Desirable Area Of Woolton
- Expansive Proportions Finished To Exemplary Specifications
- Entrance Hall, Lounge, Kitchen Diner, Playroom, Utility & WC
- Additional Reception Room, Gym & Wine Cellar To Basement
- Six Substantial & Immaculately Presented Double Bedrooms
- Ensuite To The Master, Two Bathroom Suites & Shower Room
- Vast Rear Garden With Patio Area & Gated Off-Road Parking

Council Tax band: F

Tenure: Freehold

Cuckoo Lane

Woolton, Liverpool

Far surpassing all expectations is this exquisite six bedroom semi detached Georgian residence, enjoying an enviable position on Cuckoo Lane, a coveted address in the ever-desirable area of Woolton, L25. Proudly presented to the sales market courtesy of appointed agents Move Residential, this property boasts an imposing frontage which exudes kerb appeal and grandeur, offering an abundance of versatile and generously proportioned living space, thoughtfully arranged over four floors. The interiors have been finished to the most exemplary specifications throughout whilst remaining sympathetic to the heritage of the building, showcasing a plethora of ornate original features. Demonstrating the very definition of timeless charm, this promises to make a truly enviable future home for an extremely lucky family.

Upon entering the residence, you are greeted by an elegant entrance hall which sets the tone for the accommodation to follow and leads through to a spacious family lounge, awash with natural light courtesy of french doors which provide seamless access out to the garden. Beautifully finished in a tasteful décor which compliments the stunning feature fireplace, this presents a tranquil space to relax and unwind. At the heart of the home is an open plan kitchen diner which is certain to impress even the most discerning of guests, finished to an immaculate standard, featuring attractive parquet style flooring throughout.



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The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a Belfast sink adding the perfect finishing touch. The centre island incorporates a breakfast bar, offering the ideal spot for more casual dining, whilst the dining area, which boasts an eye-catching fireplace and garden views, presents a refined setting for formal dining and entertaining. Continuing through you will discover a delightful playroom which also offers flexibility as a study, and concluding the extensive ground floor is a well-equipped utility room and convenient WC.

An abundance of additional living space can be found when descending to the basement level, which hosts a further reception room, a home gym and a wine cellar, offering plenty of scope for future occupants to tailor the space to their own requirements.

The exceptional quality continues to the first floor where you will discover four generously proportioned double bedrooms, each flooded with daylight and impeccably presented, featuring plush carpeting throughout. The master room enjoys the added luxury of an ensuite shower room, and serving the remaining sleeping accommodation are two deluxe three-piece family bathroom suites.

At the pinnacle of the property, the second floor is home to two further spacious and sumptuous bedrooms, accompanied by a contemporary style family shower room which concludes the interior of this remarkable residence.



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Externally, the property is further enhanced by a vast rear garden which provides an outdoor oasis for the whole household to enjoy, surrounded by mature greenery borders which offer privacy and seclusion. A sweeping and neatly maintained lawn offers plentiful room for recreational activities, whilst a patio area presents a serene spot for al-fresco dining and entertaining. To the front, a gated driveway provides secure off-road parking.

A viewing is highly recommended to fully appreciate the extensive proportions, high quality finishes, unique charm and generous outdoor space that this spectacular residence has to offer.

























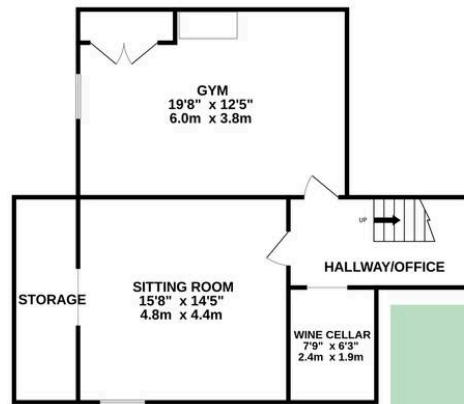




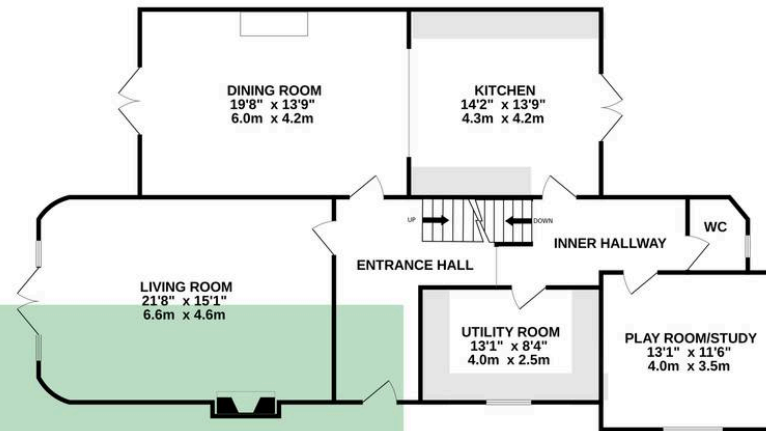




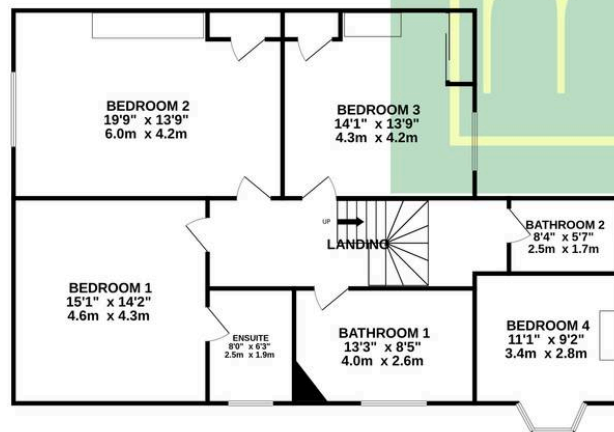
BASEMENT
687 sq.ft. (63.8 sq.m.) approx.



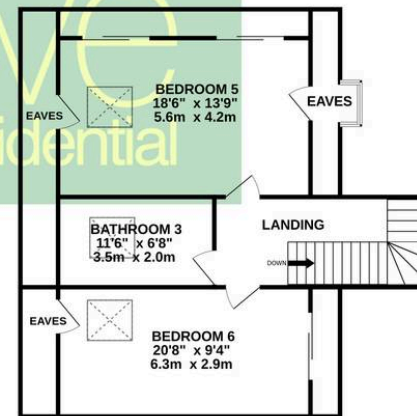
GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



2ND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 3986 sq.ft. (370.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

