

## Fieldfare Close, Woolton, L25



### For Sale - £435,000 Offers in Excess of

#### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: Pending
- Fully Refurbished Throughout in 2024 to an Exceptional Standard
- Brand New Central Heating System Featuring a Worcester Bosch Boiler with Easycontrol and Magnaclean Filter
- Garage Professionally Converted Into a Versatile Second Reception Room
- Dedicated Dressing Room Located on the Third Floor
- Convenient Ground-Floor Wc
- Useful Under-Floor Storage Accessed Via a Discreet Hatch
- Exceptionally Large Rear Garden, Ideal for Families and Entertaining
- Spacious Driveway Providing Off-Road Parking for Up to Seven Vehicles, Including an Electric Vehicle Charging Point
- Attractive Open Views Towards the Welsh Mountains
- Planning Permission Already Granted for a Substantial Double Extension

#### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 100 square metres / 1,076 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 7
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Washing Machine, Dishwasher

#### Description

Brought to the market by Atlas Estate Agents, this beautifully reimagined semi-detached home on Fieldfare Close offers far more than first impressions suggest. Arranged over three thoughtfully designed floors and fully refurbished throughout to an exceptional standard, the property combines contemporary comfort with generous, family-friendly proportions.

The ground floor flows effortlessly, with a stylish kitchen forming the heart of the home and two reception rooms providing flexible spaces for both everyday living and entertaining. The former garage has been professionally converted into a versatile second reception room, while a convenient ground-floor WC adds to the practical appeal. A clever under-floor storage hatch offers discreet space for life's essentials, keeping the home uncluttered and calm.

Upstairs, three well-appointed bedrooms are complemented by a modern family bathroom, while the top floor reveals a dedicated dressing room, creating a luxurious retreat and adding a touch of boutique-hotel living. The property has been completely rewired and benefits from a newly installed, modern boiler, ensuring peace of mind as well as style.

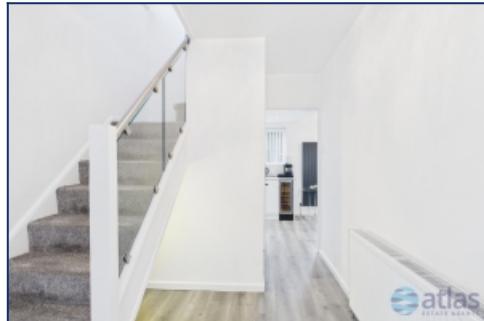
Outside, the exceptionally large rear garden is a true highlight – perfect for growing families, summer gatherings or simply enjoying the open air. To the front, a spacious driveway provides off-road parking for up to seven vehicles and includes an electric vehicle charging point, ideal for modern living. Open views towards the Welsh mountains lend a sense of space and escape rarely found so close to home.

Further enhancing its appeal, planning permission has already been granted for a substantial double extension, offering exciting potential to create an even larger dream home. This is a property that blends refined refurbishment with future opportunity, set in a desirable and well-connected location.

## Additional Images



Living Room



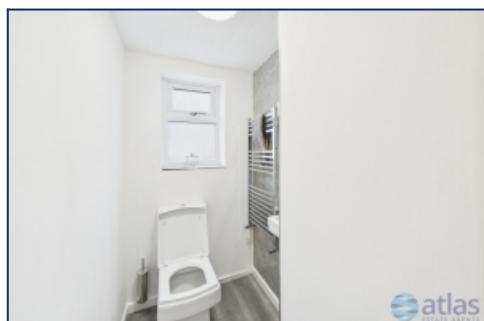
Hallway



Living Room



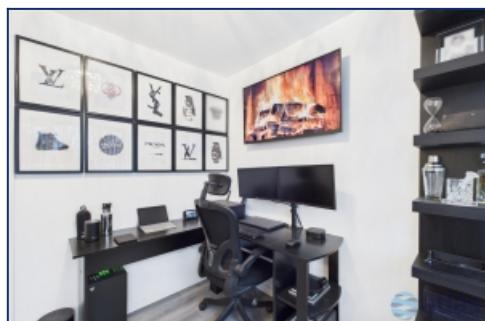
Kitchen



W.c.



Bedroom



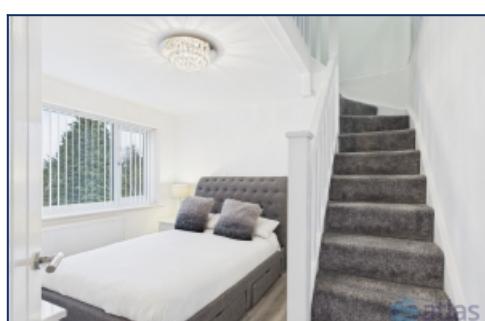
Bedroom



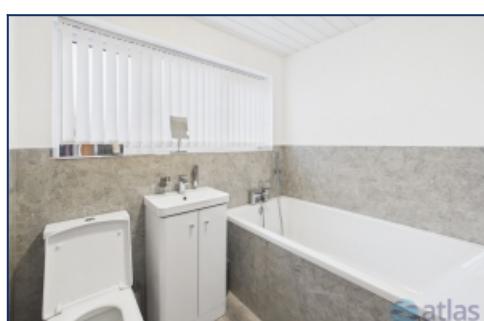
Bedroom



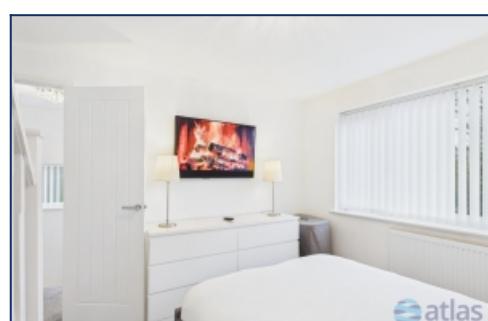
Bedroom



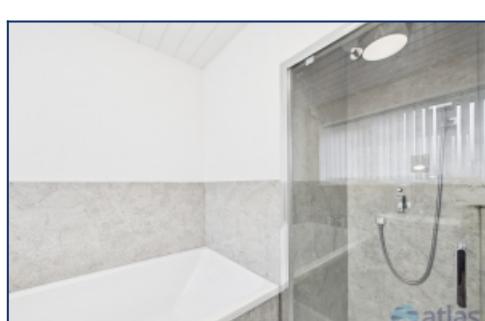
Bedroom



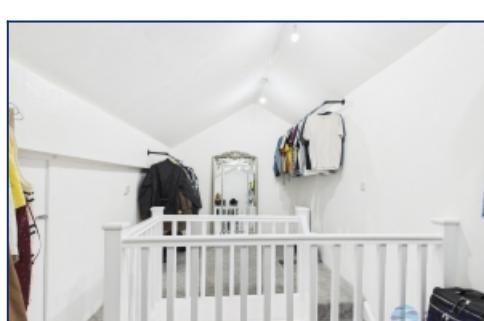
Bathroom



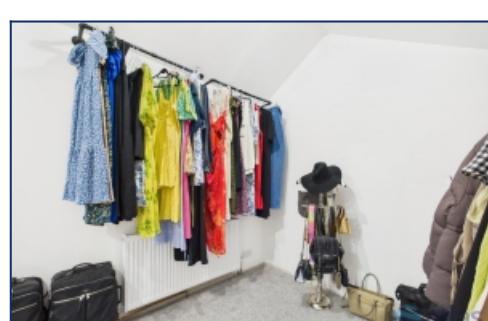
Bedroom



Bathroom



Dressing Room



Dressing Room



Dressing Room



Garden



Garden

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.