

Rodick Street, Woolton, L25



For Sale - £240,000 Offers in Excess of

Key Features

- 2 Bedroom 2 Bathroom Maisonette
- EPC Rating: B
- No Onward Chain
- Own Private Front Door
- Contemporary Open-Plan Kitchen, Dining and Living Area
- Stylish Fitted Kitchen with Integrated Appliances
- Fully Tiled Bathroom with Bath and Overhead Shower with Glass Screen
- Spacious Master Bedroom Complete with Dressing Room and En Suite Bathroom
- Convenient Storage Cupboard in Master Bedroom
- Allocated, Off-Street Car Parking Space
- Excellently Situated Amongst a Wealth of Amenities in Woolton

Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 3
- Floor Space: 95 square metres / 1,022 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £40 per calendar month
- Parking: Off Street, Allocated
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: £40 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The whole plot of 33 Rodick Street is currently owned on one freehold title by vendor. As part of the conveyancing process, a brand new leasehold title will be created for the flat.

Each flat sold will include a share of a newly created management company for the 33 Rodick Street development. Upon the sale of the last flat in the development, the freehold title would be transferred to the ownership of the management company.

Service charge is approximate.

Description

Brought to the market by Atlas Estate Agents, this attractive maisonette on Rodick Street, Woolton, L25 offers stylish, well-planned accommodation arranged across three floors and is available with no onward chain, presenting an excellent opportunity for buyers seeking a smooth move.

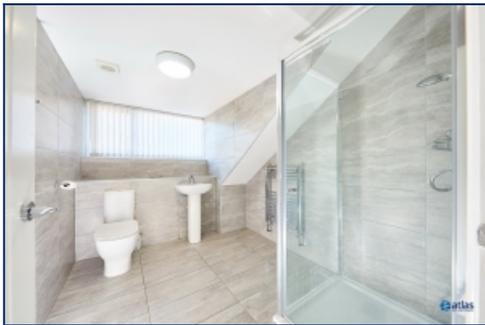
Accessed via its own private front door, the property opens into a bright and contemporary open-plan kitchen, dining and living area, creating a sociable and versatile space ideal for both everyday living and entertaining. The stylish fitted kitchen is thoughtfully designed and complete with a range of integrated appliances, combining practicality with modern appeal.

The home offers two well-proportioned bedrooms, including a particularly impressive master suite. This generous space benefits from a dedicated dressing room, a convenient storage cupboard, and a private en suite bathroom, providing a comfortable and well-appointed retreat. A fully tiled main bathroom features a bath with overhead shower and glass screen, finished in a clean, contemporary style.

Externally, the property further benefits from an allocated off-street parking space, adding everyday convenience.

Perfectly positioned in the heart of Woolton, the property is surrounded by a wealth of local amenities, including independent shops, cafés, restaurants, and excellent transport links, all within easy reach. Combining modern living with a highly desirable location, this appealing maisonette offers an ideal opportunity for first-time buyers, professionals, or those looking to downsize.

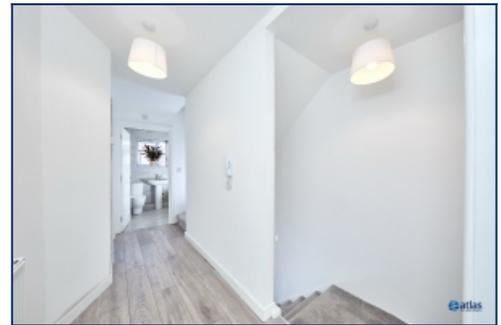
Additional Images



En Suite Bathroom (bedroom 2)



Entrance Hallway



Landing



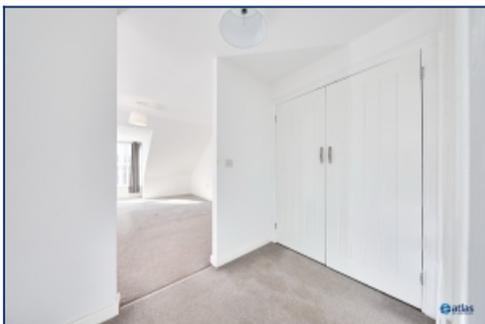
Kitchen/Dining/Living Area



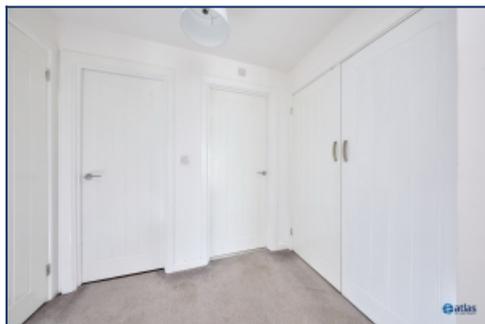
Bedroom 1



Bedroom 2



Dressing Room (bedroom 2)



Dressing Room (bedroom 2)



Front Elevation

Floor Plans



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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.