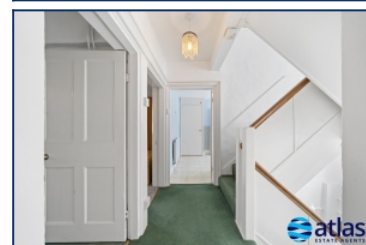


Woolton Street, Woolton, L25



For Sale - £375,000 Offers in Excess of

Key Features

- 5 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Beautiful Front Garden Leading to a Charming Grade II Listed Home
- Large Bright Entrance Hallway with Convenient Downstairs Wc
- Large Reception Room with Access to Office/Nursery Space
- Dining Space or Additional Reception Room, Ideally Located Next to the Kitchen
- Spacious Kitchen Offering Excellent Potential for Modernisation
- Two Double Bedrooms and a Well-Proportioned Single Bedroom
- Family Bathroom Serving the First-Floor Accommodation
- Two Further Double Bedrooms on the Top Floor with Enclosed Storage Space
- Large Rear Garden with Established Greenery with Useful Outbuilding
- Property Offering Excellent Potential Throughout

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 183 square metres / 1,970 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Hob (Gas), Oven (Gas), Dishwasher

Description

Atlas Estate Agents are delighted to bring to the market this charming Grade II listed terraced home, ideally situated on the ever-popular Woolton Street in the heart of Woolton, L25. Offered for sale with no onward chain, this substantial five-bedroom property is arranged over three floors and presents an exciting opportunity for buyers looking to create a truly special family home while embracing its wealth of period character.

A beautiful front garden provides an attractive approach to the property, setting the tone for the charm that awaits inside. The welcoming entrance hallway is bright and spacious, featuring a convenient downstairs WC and providing access to the principal living spaces.

To the front of the property is a generous reception room, filled with natural light and offering access to a versatile office space. Its position directly off the main reception room also makes it perfectly suited as a nursery or playroom, providing valuable flexibility for family living. Equally, it provides the perfect work-from-home space, making it a wonderfully flexible addition for a variety of lifestyles. A second reception room sits adjacent to the kitchen and offers excellent flexibility as either a formal dining room or an additional lounge, creating the perfect setting for both everyday living and entertaining.

The spacious kitchen offers fantastic potential for modernisation, allowing the new owner to design a bespoke space tailored to their lifestyle while making the most of the property's generous proportions.

The first floor comprises two well-sized double bedrooms, a comfortable single bedroom, and a family bathroom serving this level. The accommodation continues onto the second floor, where two further spacious double bedrooms are complemented by enclosed storage space, making the layout ideal for larger families or those requiring additional guest accommodation.

Externally, the property boasts a substantial rear garden with established greenery, providing a peaceful outdoor retreat. A useful outbuilding offers valuable storage or potential for a variety of uses, subject to any necessary consents.

Combining impressive accommodation, period charm, and exceptional scope for improvement, this characterful Grade II listed home presents a rare opportunity to acquire a substantial property in one of South Liverpool's most desirable locations. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Additional Images



Bathroom



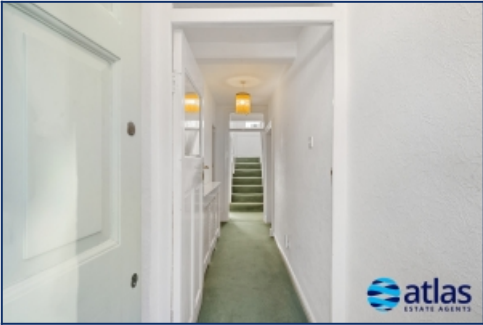
Garden



Aerial Front Elevation



Entrance/Hallway



Hallway



Reception Room



Office/Nursery Space



Office/Nursery Space



Office/Nursery Space



Dining/Reception Room



Dining/Reception Room



Dining/Reception Room



Kitchen



Kitchen



Downstairs Wc



Bedroom One



Bedroom One



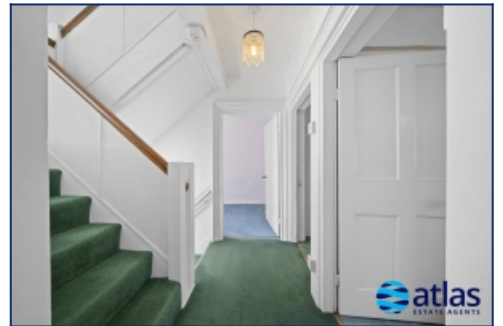
Bedroom Two



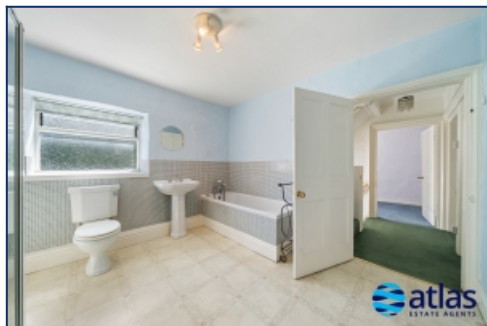
Bedroom Two



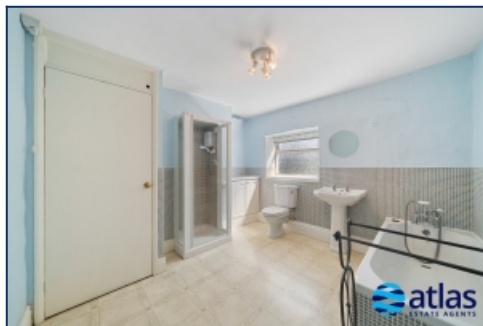
Bedroom Three



Landing



Bathroom



Bathroom



Bedroom Four



Bedroom Four



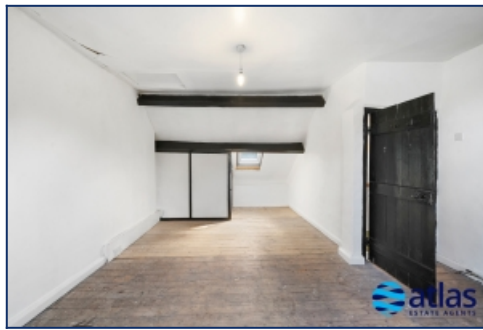
Bedroom Four



Bedroom Five



Bedroom Five



Bedroom Five



Bedroom Five



Bedroom Five



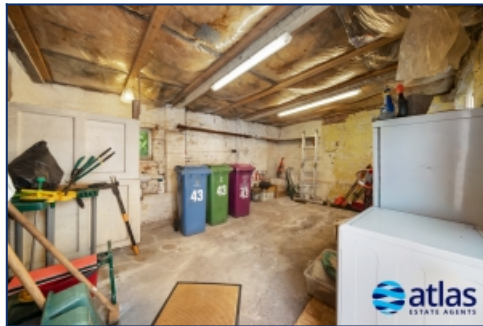
Enclosed Storage



Rear Elevation & Garden



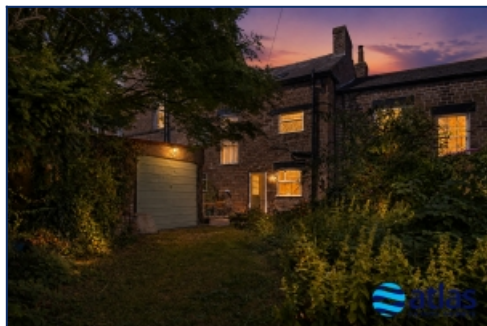
Garden



Outdoor Utility Space



Front Elevation (night Shot)



Rear Elevation (night Shot)



Rear Elevation Aerial View Boundary



Aerial View Boundary



Drone Footage

Floor Plans

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.