Woodrock Road, Woolton, L25









For Sale - £300,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Impressive Three-Bedroom, One-Bathroom Semi-Detached Property Situated in the Highly Sought-After Area of Woolton
- Set Back from the Road with a Driveway Providing Off-Road Parking for Two Cars, the Home Is Approached Via a Beautifully Maintained Front Garden Offering a Welcoming Entrance
- The Spacious Hallway Provides Access to All Ground Floor Rooms, Creating a Bright and Well-Connected Layout
- The Front Living Room Features a Charming Gas Fire and a Large Window, Filling the Space with Natural Light and Offering a Comfortable Setting
- To the Rear, a Second Reception Room or Dining Space Includes a Feature Fireplace and Enjoys Pleasant Views of the Garden, with Direct Access Via Patio Doors
- The Kitchen Is Positioned Within Its Own Dedicated Space and Is Modern, Practical, and Well-Presented.
- The First Floor Comprises a Spacious Landing, Two Generous Double Bedrooms, a Well-Proportioned Single Bedroom, and a Contemporary Family Bathroom
- The Rear Garden Is a Standout Feature with a Decked Area and Greenery, Ideal for Relaxing and Entertaining, and Benefits from a South-West Facing Aspect
- Benefiting from Recent Upgrades Including New Windows, a Modern Boiler, and a Recently Renewed Roof

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 86 square metres / 930 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric)

Description

Atlas Estate Agents are delighted to present to the market this impressive three-bedroom semi-detached home, ideally located on Woodrock Road in the highly sought-after area of Woolton, L25. Offering well-balanced accommodation arranged over two floors, this attractive property is perfectly suited to

families and those seeking a home in a desirable residential setting.

Set back from the road, the property benefits from a driveway providing off-road parking for two cars and is approached via a beautifully maintained front garden, creating a welcoming first impression. Upon entering, you are greeted by a spacious and inviting hallway, providing access to all ground floor rooms.

To the front of the property sits a bright and comfortable living room, featuring a charming gas fire and a large window that allows natural light to flood the space. To the rear, a further reception room offers flexible use as a dining area or additional sitting room, complete with a feature fireplace and patio doors opening directly onto the garden, seamlessly connecting indoor and outdoor living.

The kitchen is positioned within its own dedicated space and is modern in design, offering a practical layout with ample storage and workspace, ideal for everyday family life.

To the first floor, a spacious landing leads to two well-proportioned double bedrooms, a further single bedroom, and a contemporary family bathroom, all presented in a neat and functional layout.

Externally, the property boasts a generous rear garden, featuring a decked seating area leading onto a large expanse of greenery, providing an excellent space for outdoor dining, entertaining, and relaxation.

Benefiting from recent upgrades including new windows, a modern boiler, and a recently renewed roof, this home offers improved energy efficiency, comfort, and long-term peace of mind.

Combining spacious interiors, a versatile layout and a prime Woolton location, this delightful home presents a wonderful opportunity not to be missed.

Additional Images


Rear Elevation Of Property


Hallway


Hallway


Living Space


Second Living Space


Second Living Space


Second Living Space


Kitchen


Kitchen



Landing



Landing



Bedroom One



Bedroom Two



Bedroom Two



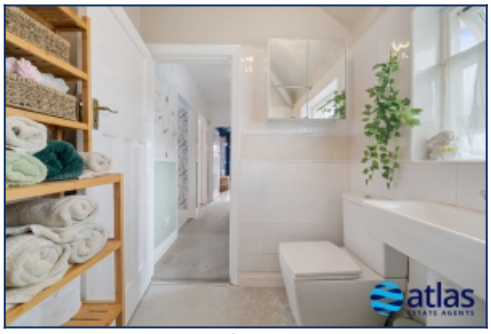
Bedroom Three



Bedroom Three



Bathroom



Bathroom



Garden



Aerial View Boundary



Front Elevation Of Property

Floor Plans



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.