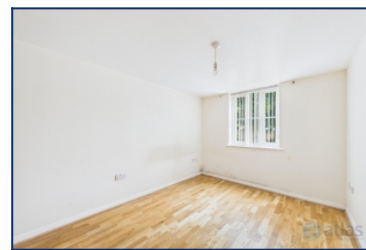
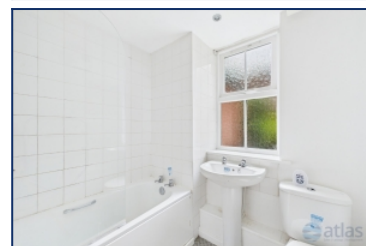


## Woodholme Court, Gateacre, L25



**For Sale - £110,000**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Sold with No Onward Chain
- Excellent Scope for Personalisation
- Spacious and Light-Filled Lounge
- Two Generously Proportioned Double Bedrooms
- Well-Appointed Bathroom of a Good Size
- Handy Storage Cupboard Off the Hallway
- Well-Sized and Functional Kitchen
- Allocated Off-Street Parking Space
- Highly Sought-After Gateacre Location in L25

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 561 square feet / 52 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 30/09/2003 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 29/09/2153 (approx)
- Lease Term Remaining: 128 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Welcome Home to Woodholme Court - A Ground Floor Gem in Gateacre, L25

Brought to the market by Atlas Estate Agents, this well-positioned ground floor flat in the ever-popular Woodholme Court, Gateacre, L25, presents a superb opportunity for first-time buyers, downsizers, or savvy investors seeking a property with excellent scope for personalisation.

Arranged across one level, the accommodation is both spacious and practical. At its heart is a generous, light-filled reception room - a wonderful space for relaxing or entertaining, with room to adapt to your own personal style. The adjoining kitchen is well-sized and functional, offering plenty of potential to create a contemporary culinary haven.

Both bedrooms are impressively proportioned doubles, providing ample room for restful retreats or versatile guest or workspace. A well-appointed bathroom of a good size and a handy storage cupboard off the hallway further enhance the property's convenience and comfort.

This inviting flat also benefits from an allocated off-street parking space – a real bonus in this sought-after area.

Situated in the desirable suburb of Gateacre, you'll enjoy a peaceful residential setting with excellent local amenities and transport links nearby. Offered for sale with no onward chain, this property is ready and waiting for a new owner to make it their own.

An exciting opportunity in a prime L25 location – early viewing is highly recommended.

### Additional Images



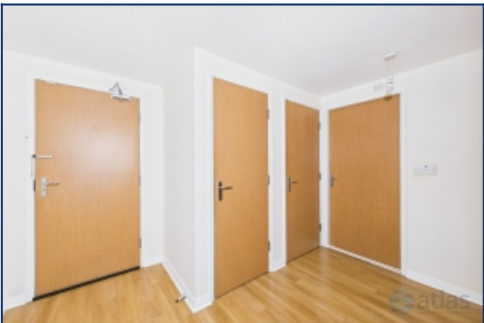
Lounge



Kitchen



Hallway



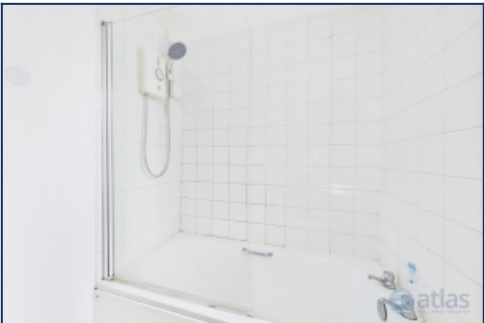
Hallway



Bedroom



Bedroom



Bathroom

### 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.