

## Church Road, Woolton, L25



## For Sale - £325,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: E
- Highly Sought-After Woolton, L25 Location
- Spacious, Contemporary Kitchen Featuring a Range Cooker and Belfast Sink
- Convenient Utility Space
- Stylish Modern Downstairs Shower Room
- Welcoming Lounge with Cosy Log Burner
- Versatile Additional Reception Room in the Basement
- Two Generously Sized Double Bedrooms
- Attractive Low-Maintenance Rear Yard
- Close to Local Green Spaces, Including Calderstones Park
- Within Easy Reach of Woolton Village

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 81 square metres / 867 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Cooker (Gas), Double Oven (Electric)

### Description

Brought to the market by Atlas Estate Agents, this charming end-of-terrace house offers a rare opportunity to acquire a home in the highly sought-after Woolton, L25. Set across three floors, the property combines contemporary living with characterful touches, perfectly suited to both families and professionals alike.

The welcoming lounge provides a cosy retreat, complete with a log burner that creates an inviting ambience on cooler evenings. The versatile additional reception room, located in the basement, offers flexibility for a home office, media room, or play space.

At the heart of the home, the spacious, contemporary kitchen is a true highlight, fitted with a range cooker, Belfast sink, and convenient utility area, making it as practical as it is stylish. Completing the ground floor is a sleek, modern shower room, adding a touch of luxury to everyday living.

Upstairs, two generously sized double bedrooms provide ample space for rest and relaxation, while the attractive, low-maintenance rear yard offers a private outdoor haven.

The property is Grade II listed and situated within the Woolton Conservation Area, reflecting its architectural and historic significance while adding to its

overall charm and appeal.

Set in a prime location, the home is within easy reach of Woolton Village's shops, cafés, and amenities, as well as local green spaces including the beautiful Calderstones Park.

This home seamlessly blends modern comforts with timeless character, creating a distinctive property in one of Liverpool's most desirable neighbourhoods.

## Additional Images



Lounge



Bedroom 1



Kitchen



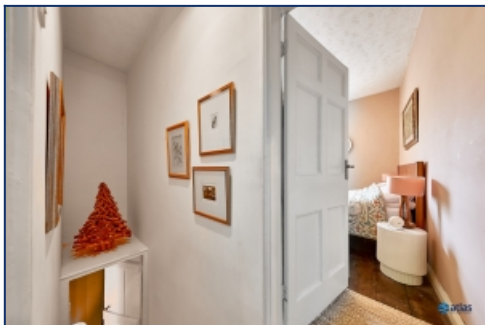
Utility



Utility



Lower Lounge



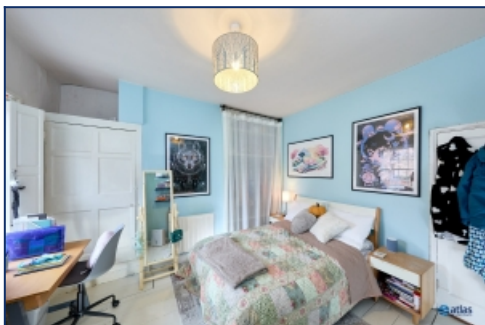
Landing



Bedroom 1



Bedroom 2



Bedroom 2



Front Yard



Rear Yard



Rear Yard



Front Elevation

# 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](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.