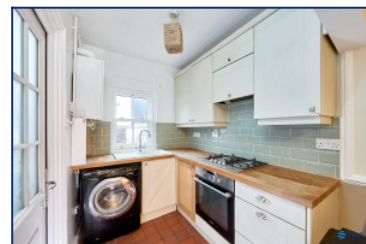


## Cam Street, Woolton, L25



**For Sale - £240,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Brand New Double-Glazed Sash Windows Throughout
- Newly Installed, Energy-Efficient Boiler
- Original Quarry Tiles Throughout
- Spacious Open-Plan Kitchen Diner
- Feature Fire Surrounds to Both Bedrooms
- Original Fire Surrounds Preserved, Retaining the Home's Historic Charm
- Flagged Rear Yard with Decking Area and Garden Shed
- Boarded Loft Providing Useful Storage Space
- Conveniently Located Within Walking Distance of Woolton Village
- Ideally Positioned Close to Local Bus Routes

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 46 square metres / 495 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this charming terraced house on Cam Street sits quietly in the heart of Woolton, where village life and period elegance meet.

Arranged over two thoughtfully planned floors, the property is rich in character and heritage, with original quarry tiles underfoot and beautiful period details woven throughout. Two inviting reception rooms provide versatile living and entertaining spaces, with the front reception room enhanced by an original fire surround that echoes the home's historic charm.

A spacious open-plan kitchen diner forms the natural heart of the house — a welcoming space for everyday living and relaxed gatherings alike. Practical yet sympathetic updates include brand new double-glazed sash windows throughout and a newly installed, energy-efficient boiler, ensuring modern comfort sits comfortably alongside the building's historic fabric.

Upstairs, two well-proportioned bedrooms complete with original fire surrounds are served by a bathroom, while a boarded loft offers valuable additional storage space. Outside, the flagged rear yard features a decking area and garden shed, creating a low-maintenance outdoor retreat with room to unwind or entertain. The property also had a brand new slate roof installed in November 2016.



Perfectly positioned within walking distance of Woolton Village, with its independent shops, cafés and amenities, the property is also ideally placed for local bus routes, making travel further afield effortless. A rare opportunity to acquire a characterful home in one of South Liverpool's most sought-after locations.

Additional Images



Kitchen/Dining Area



Bedroom



Hallway



Kitchen



Bedroom



Bedroom



Rear Yard



Rear Yard



Rear Yard

Floor Plans



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