Woolton Road, Wavertree, L15









For Sale - £700,000 Offers Over

Key Features

- 4 Bedroom 3 Bathroom Semi-Detached House
- EPC Rating: C
- Set Back from the Road with a Driveway and Front Garden
- Solar Panels, Battery Storage and Ev Charging Point Feature
- Bright and Spacious Entrance Hallway and Landing
- Large Front Living Room with a Bay Window
- Rear Living Room with Direct Garden Access
- Separate Dining Room with Modern Kitchen and Wc
- Four Double Bedrooms, En-Suite and Modern Family Bathroom
- Impressive Rear Garden with No Overlooking
- Large Outbuilding with a Shower Room and Garage

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 228 square metres / 2,454 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £0.67 per month
- Ground Rent: Peppercorn
- Parking: Driveway
- No. of Parking Spaces: 3
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/1925 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/2924 (approx)
- Lease Term Remaining: 897 year(s) (approx)
- Service Charge: £1 per calendar month
- Ground Rent: Peppercorn

Description

Atlas Estate Agents are delighted to bring to the market this exceptional four-bedroom semi-detached family home, ideally positioned on the ever popular Woolton Road and put close by to outstanding schools of Bluecoat and King David and short stroll to Allerton Road. Offering spacious accommodation across two floors, this beautifully presented property combines generous living space, modern conveniences and superb outdoor features, making it an outstanding home for growing families.

AVAILABLE WITH NO FORWARD CHAIN

Set back from the road behind a driveway and attractive front garden, the property enjoys an inviting approach with an ideal entrance porch leading into a bright and spacious hallway. From here, the well-designed layout unfolds, beginning with a generous front living room where a beautiful bay window fills the space with natural light, creating a warm and welcoming atmosphere.

To the rear of the property, a second reception room provides an excellent family living space with direct access to the garden, seamlessly connecting indoor and outdoor living. A separate dining room offers the perfect setting for family meals and entertaining, while the adjoining modern kitchen has been thoughtfully designed with both style and practicality in mind. A convenient ground floor WC completes the downstairs accommodation.

The spacious first-floor landing provides access to four generously proportioned double bedrooms, offering excellent flexibility for family living, guest accommodation or home working. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, creating three bathrooms in total.

Outside, the impressive rear garden enjoys a high degree of privacy with no overlooking properties, providing a peaceful space to relax, entertain or enjoy time with family. A particularly notable feature is the substantial outbuilding, complete with a shower room and garage, offering fantastic potential as a home office, gym, studio, workshop or additional recreational space.

Located in a highly sought-after area, this superb home is within easy reach of excellent local schools, popular amenities, green spaces and transport links, making it an ideal choice for families seeking both space and convenience. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

The property has benefited from a number of improvements and upgrades, including triple glazing installed less than five years ago, a new roof approximately seven years ago, and Perfect Shutters fitted around two years ago. The kitchen and bathrooms were replaced approximately five years ago, while solar panels with battery storage have been installed and have been generating an income, with the added benefit of being able to charge two cars. Further improvements include landscaping with a block-paved rear patio and front path, replacement radiators, and an attic room that has been partially converted into a usable room. The property also benefits from a large outdoor room with full amenities provided which could be used for office space or multi-generational living.

Additional Images


Entry


Hallway


Hallway


Front Living Space


Front Living Space


Rear Living Space


Rear Living Space


Dining Space


Feature


Kitchen


Wc


Landing


Bedroom One


Bedroom One


En-suite To Bedroom One


Bedroom Two


Bedroom Three


Bedroom Four


Bedroom Four


Bathroom


Bathroom


Outbuilding


Rear Elevation & Garden


Garden



Garden



Rear Elevation (night Shot)



Aerial View Boundary

Floor Plans



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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.