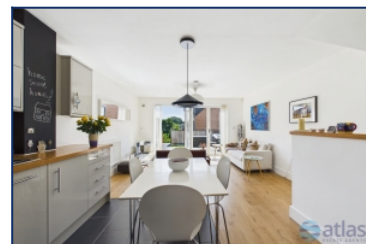


Quarry Street, Woolton, L25



For Sale - £350,000 Offers in the Region of

Key Features

- 3 Bedroom 2 Bathroom Town House
- EPC Rating: B
- Modern Open-Plan Kitchen/Lounge with Integrated Appliances, Under-Lit Lighting & Bi-Folds
- South-West Facing Decked Terrace and Separate Garden
- Three Bedrooms Plus Optional Fourth Bedroom on the Lower Ground Floor. Two Bedrooms Featuring Fitted Wardrobes.
- First Floor Bathroom and Second Floor En-Suite, Both with Baths & Overhead Showers
- Ground Floor Wc and Separate Lower Ground Utility Room
- Lower Ground Reception Room with Floor-To-Ceiling Windows
- Secure Gated Off-Road Parking with Roller Shutter Access
- Beautiful Home in the Sought-After L25 Area. Within Walking Distance of Woolton Village
- Offered Chain Free

Further Details

- Tenure: Leasehold
- No. of Floors: 4
- Floor Space: 115 square metres / 1,235 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £16.67 per month
- Ground Rent: Peppercorn
- Parking: Driveway
- Outside Space: Terrace, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 06/01/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 05/01/3014 (approx)
- Lease Term Remaining: 987 year(s) (approx)
- Service Charge: £200 per annum
- Ground Rent: Peppercorn

Description

Brought to the market by Atlas Estate Agents, this beautifully presented modern townhouse is situated on Quarry Street, just a short stroll from the heart of the ever-popular Woolton Village. Offering stylish and versatile accommodation arranged across four spacious floors, this exceptional home is perfectly suited to modern family life, home working and entertaining. Offered chain free, this is a fantastic opportunity to acquire a superb home in one of South Liverpool's most sought-after locations.

At the heart of the home is an impressive open-plan kitchen and living space, thoughtfully designed for both everyday living and social occasions. The contemporary fitted kitchen boasts a range of integrated appliances, sleek under-unit lighting and ample storage, while the spacious lounge is flooded with natural light and opens seamlessly onto a substantial south-west facing decked terrace via striking bi-fold doors. Perfect for al fresco dining and summer entertaining, the terrace enjoys the best of the afternoon and evening sunshine, with steps leading down to the south-west facing private rear garden, allowing both outdoor spaces to be enjoyed together.

The flexible accommodation is arranged over four floors and offers three/four bedrooms, depending on how the versatile lower ground floor reception room is utilised. The impressive principal suite occupies the entire second floor and benefits from bespoke fitted wardrobes and a stylish en-suite bathroom featuring both a bath and an overhead shower. A further double bedroom also enjoys bespoke fitted wardrobes, while the third bedroom is currently utilised as a home office, highlighting the adaptability of the accommodation.

The spacious lower ground floor reception room is a standout feature, benefitting from striking floor-to-ceiling windows and direct access to the secure rear parking area. Offering exceptional flexibility, this space could serve as an additional family room, home cinema, gym, playroom, creative workspace or optional fourth bedroom to suit a variety of lifestyles. A separate utility room is also located on the lower ground floor, while a convenient ground floor WC/cloakroom adds further practicality.

The well-appointed family bathroom is located on the first floor and, together with the en-suite to the principal bedroom, offers both bath and shower facilities, ensuring the home is as practical as it is stylish.

Externally, the property continues to impress with its generous outdoor space. The south-west facing decked terrace and private rear garden create an ideal setting for relaxing and entertaining throughout the warmer months. To the rear of the property, secure gated off-road parking is accessed via a roller shutter entrance, providing both convenience and peace of mind.

Located within easy walking distance of Woolton Village's vibrant selection of independent shops, cafés, restaurants and highly regarded schools, while also benefiting from excellent transport links across Liverpool and beyond, this outstanding home successfully combines contemporary interiors, flexible living space and an enviable location. Offered chain free and available on a share of freehold basis, this exceptional property represents a rare opportunity to enjoy modern living in the desirable L25 postcode.

Additional Images



Kitchen/Dining Area



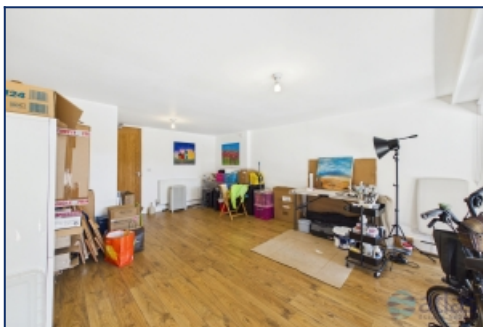
Kitchen/Dining Area



Kitchen/Dining Area



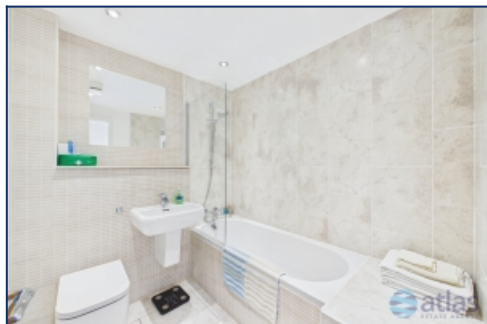
Kitchen/Dining Area



Lower Ground Reception



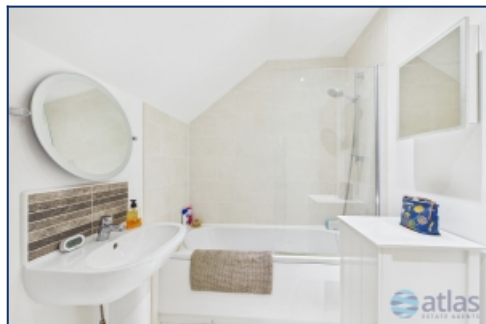
Lower Ground Reception



Bathroom



Utility



Bathroom



Bathroom



Bedroom One



Entrance Hall



Wc



Bedroom Two



Bedroom Two



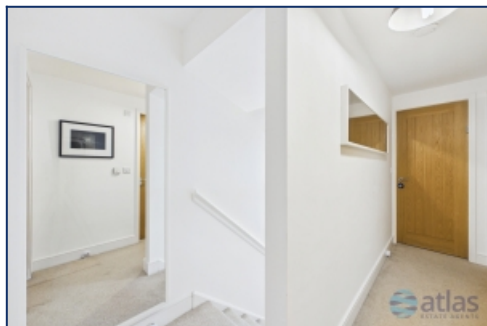
Bedroom Three



Bedroom Three



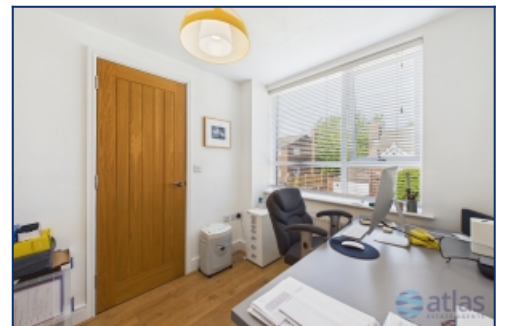
Bedroom Three



Landing



Office



Office



Lower Ground Reception



Terrace



Terrace



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.