

## School Lane, Woolton, L25



**For Sale - £270,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Fully Renovated to an Excellent Standard, with Substantial 4m Pd Ground Floor Extension Potential, Subject to Planning Permission
- Stylish Contemporary Kitchen with Integrated Appliances
- Spacious Lounge with Stunning Media Wall and French Doors to Garden
- Spacious Bathroom with Large Waterfall Shower and Modern Finishes
- Three Well-Appointed Bedrooms, All Benefiting from Ample Natural Light and Fitted Wardrobes
- An Extensive, Sun-Drenched South-Facing Rear Garden Offering an Abundance of Space for Outdoor Activities and Relaxation
- Generous Driveway for Secure Off-Street Parking
- Highly Sought-After L25 Location

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 67 square metres / 718 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Driveway
- Outside Space: Patio/Decking, Back Garden
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 28/08/1969 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 27/08/2968 (approx)
- Lease Term Remaining: 942 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to market by Atlas Estate Agents, this beautifully renovated terraced home on School Lane in Woolton, L25, is offered with no onward chain and an impressive blend of style and future potential. Arranged over two floors, the property boasts a sleek contemporary kitchen with integrated appliances, and a spacious reception room complete with a striking media wall and French doors opening onto the garden.

There are three well-appointed bedrooms, each enjoying an abundance of natural light and fitted wardrobes, alongside a luxurious bathroom finished to a high standard with a large waterfall shower. Externally, the home truly shines, with an extensive south-facing rear garden providing the perfect setting for relaxation and entertaining, complemented by a generous driveway offering secure off-street parking.

With potential for a substantial 4m PD ground floor extension subject to planning permission, this is a superb opportunity in a highly sought-after location.

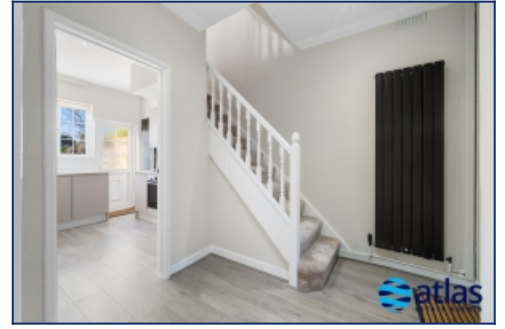
## Additional Images



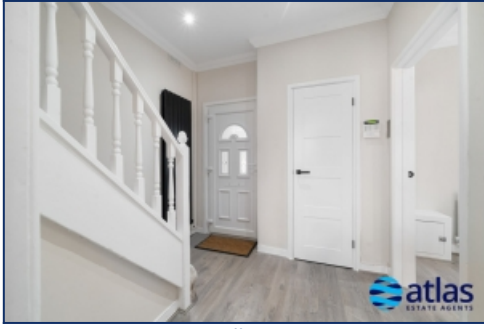
Bathroom



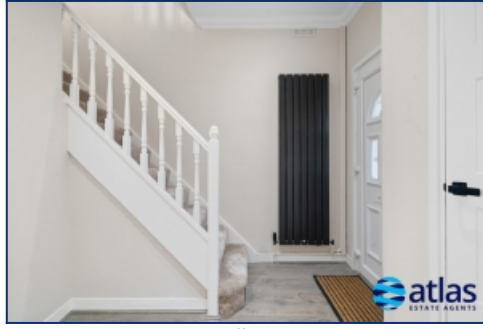
Garden



Hallway



Hallway



Hallway



Living Room



Living Room



Living Room



Kitchen



Kitchen



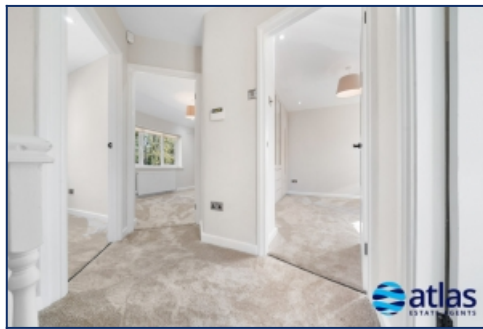
Kitchen



Landing



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



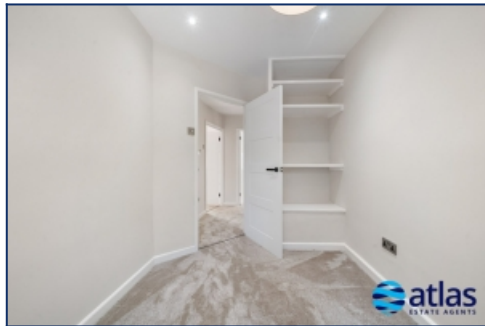
Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 3



Bathroom



Bathroom



Garden



Front Elevation



Front Elevation

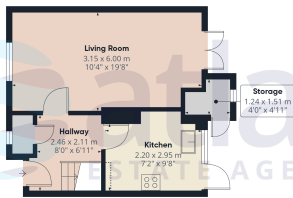


Aerial View

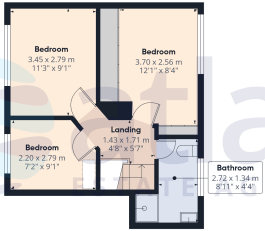


Rear Elevation

## Floor Plans



Ground Floor



First Floor

**Approximate total area\***

66.2 m<sup>2</sup>  
716 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the 2015 PNPA  
or standard measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

05/07/2020

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