

## Quarry Street, Woolton, L25



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

### Key Features

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: B
- No Onward Chain, Beautifully Presented Modern Terraced House Arranged Over Four Floors, Offering Three Bedrooms, Two Bathrooms, a Downstairs Wc, and Secure Fob-Access Parking
- Long Leasehold with Approximately 988 Years Remaining, a Service Charge of Just £200 Per Annum, and No Ground Rent
- Welcoming and Stylish Entrance Hallway Leading to a Conveniently Located Modern Downstairs Wc and a Stunning Open-Plan Kitchen and Dining Area with Contemporary Finishes
- Bright and Modern Kitchen and Dining Space with Access to an Outdoor Decking Area, as Well as Stairs Leading Down to the Basement Level
- Spacious Basement Level Mirroring the Main Floor Layout, with a Separate Utility Area and Additional Reception Room Currently Used as a Living Room, Offering Direct Access to the Secure Parking Area.
- First Floor Comprising a Double Bedroom, a Small Double Bedroom, and a Beautifully Presented Modern Family Bathroom.
- Enclosed Stairwell Leading to the Impressive Top-Floor Principal Bedroom Suite
- Expansive and Contemporary Top-Floor Bedroom Complemented by a Gorgeous Modern Bathroom

### Further Details

- Tenure: Leasehold
- No. of Floors: 4
- Floor Space: 114 square metres / 1,227 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £16.67 per month
- Ground Rent: Peppercorn
- Parking: Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/06/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/06/3014 (approx)
- Lease Term Remaining: 988 year(s) (approx)
- Service Charge: £17 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: The proposed service charge for the next financial year is going to be the same as this year- £200 per annum.

No ground rent.

No restrictions on keeping pets or sub-letting.

## Description

Brought to the market by Atlas Estate Agents, this beautifully presented modern terraced home is located on the highly desirable Quarry Street in the heart of Woolton, L25. Arranged thoughtfully across four spacious floors, the property offers stylish and versatile living accommodation, perfectly suited to modern lifestyles.

Upon entering the home, you are welcomed by a bright and contemporary entrance hallway which immediately sets the tone for the quality and finish found throughout. Conveniently positioned on this level is a sleek downstairs WC, whilst the hallway flows effortlessly into a stunning open-plan kitchen and dining area. Designed with both practicality and entertaining in mind, this impressive space boasts modern fittings, generous work surfaces, and an abundance of natural light, with direct access onto an attractive decking area ideal for outdoor dining and relaxation.

Stairs lead down to the expansive basement level, which mirrors the footprint of the main floor and offers exceptional flexibility. Currently utilised as an additional reception and living space, this level also benefits from a separate utility area and direct access to the secure fob-operated parking area, creating an ideal setup for contemporary family living.

The first floor hosts two generously proportioned double bedrooms, both beautifully presented and served by a stylish modern family bathroom. Continuing upwards via an enclosed stairwell, the top floor reveals an outstanding principal bedroom suite. This substantial and contemporary space offers a peaceful retreat, complete with a gorgeous modern bathroom finished to a high standard.

Further enhancing the appeal of this exceptional home is the long leasehold with approximately 988 years remaining, a modest service charges of just £200 per annum, and no ground rent.

Positioned within one of South Liverpool's most sought-after suburbs, the property enjoys close proximity to the vibrant amenities of Woolton Village, excellent transport links, popular schools, and an array of independent bars, restaurants, and cafés, making this a rare opportunity to acquire a truly distinctive home in a prime residential location.

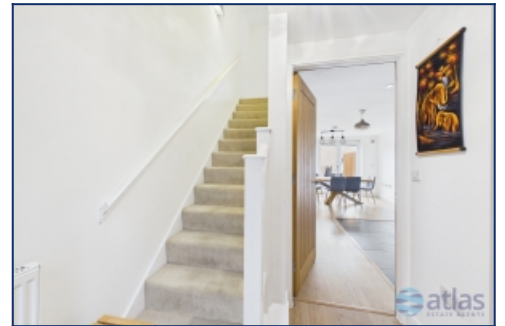
## Additional Images



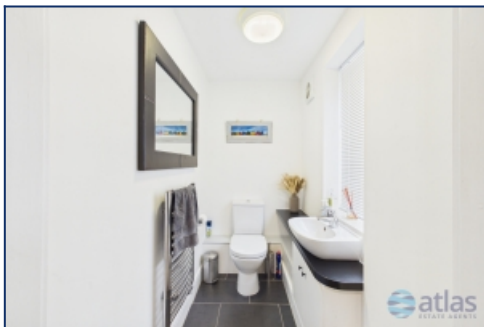
Bedroom Three



Rear Elevation Of Property



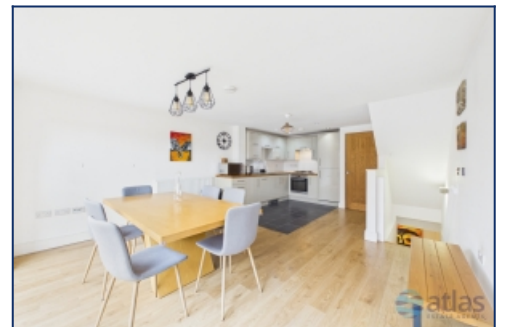
Entrance Hallway



Downstairs Wc



Open Plan Kitchen/Dining Space



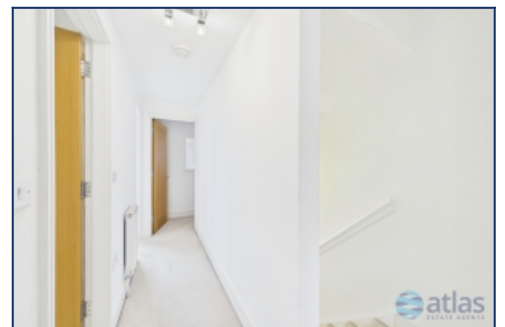
Open Plan Kitchen/Dining Space



Kitchen



Living Space To Basement



Landing



Bedroom One



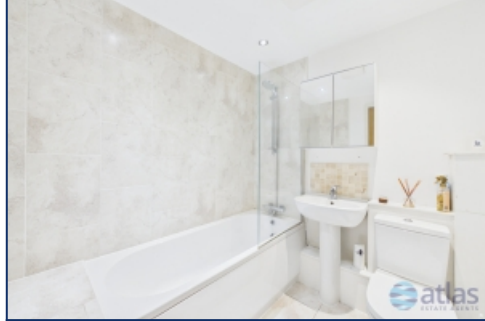
Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Bedroom Three



Bedroom Three



Bathroom To Bedroom Three



Rear Elevation Of Property

## Floor Plans



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