

Allerton Road, Woolton, L25



For Sale - £800,000 Offers in Excess of

Key Features

- 4 Bedroom 3 Bathroom Semi-Detached House
- EPC Rating: C
- Grade II Listed Sandstone Residence, Elegantly Constructed in 1834
- Immaculately Maintained and Beautifully Presented Throughout
- Contemporary Open-Plan Living, Dining and Kitchen Area, Flooded with Natural Light
- Stylish, High-Specification Kitchen-Diner with Central Island and Fully Integrated Appliances
- Three Bathrooms, Comprising a Large Main Bathroom, Two En-Suites and a Convenient Ground-Floor Wc
- Generous Mezzanine Office/Versatile Space, Ideal as an Additional Reception Room or Living Area
- Lower Ground Floor Bedrooms Featuring Plush Carpets, Elegant Panelling and Built-In Wardrobes
- One Large Roof Terrace and One Private Courtyard, Featuring a Stylish Pergola/Covered Seating Area, Both Finished with Attractive Decking
- Discreet and Practical Utility Space
- Situated in the Highly Sought-After Woolton L25 Location, with the Added Benefit of an Ev Charging Point

Description

Brought to the market by Atlas Estate Agents, this exceptional Grade II listed sandstone residence on Allerton Road, Woolton, L25, combines historic grandeur with contemporary living. Originally constructed in 1834 as a Methodist chapel, later serving as a reading room and library, the building proudly bears a blue plaque, celebrating its heritage and architectural significance. Woolton itself is steeped in musical history, famously hosting the church hall

Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 2,100 square feet / 195 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street
- No. of Parking Spaces: 1
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Microwave, Fridge, Freezer, Dishwasher, Wine Cooler

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 27/11/2015 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 26/11/2140 (approx)
- Lease Term Remaining: 114 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No restrictions on pets or restrictions on sub-letting

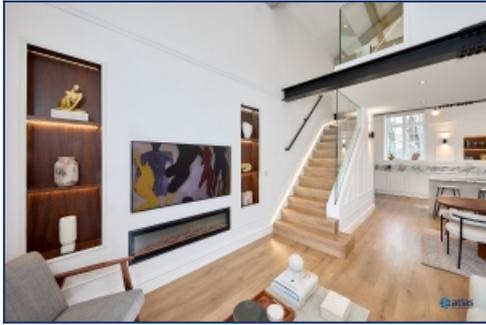
meeting where John Lennon first met Paul McCartney, lending this home a subtle connection to The Beatles' story.

Arranged over three floors, the property offers an abundance of space and light, with soaring ceilings—some reaching nearly 30ft—highlighting original exposed beams and vaulted features, creating a striking sense of volume and character. The contemporary open-plan kitchen, dining and living area forms the heart of the home, flooded with natural light and anchored by a stylish, high-specification kitchen-diner with central island and fully integrated appliances. Two additional reception rooms provide elegant, flexible living spaces, while a mezzanine level offers a versatile office or extra living area.

The home is complemented by four generous bedrooms, three luxurious bathrooms—including two en-suites and a large main bathroom—and a convenient ground-floor WC, all finished to a high standard. Practicality is enhanced by discreet utility space, while outdoor living is superbly catered for with one large roof terrace and one private courtyard, featuring a stylish pergola with decking for alfresco dining or quiet retreat. An EV charging point adds a modern touch to this historic home.

Immaculately maintained and beautifully presented throughout, this remarkable residence offers a rare opportunity to live in a property of genuine heritage, architectural distinction, and contemporary comfort, within one of Woolton's most sought-after locations.

Additional Images



Kitchen/Reception Room/Dining Room



Entrance Hall



Reception/Dining Room



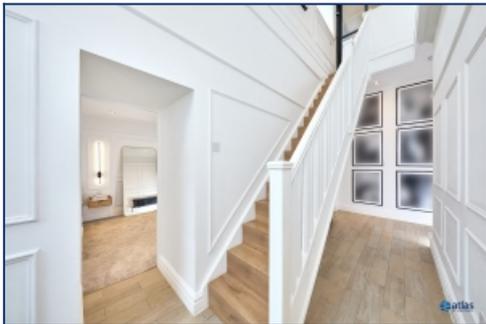
Kitchen/Reception Room/Dining Room



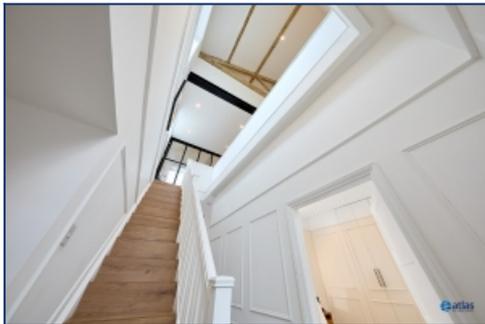
Kitchen/Reception Room/Dining Room



Wc



Hallway



Hallway



Bathroom 2



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom 3



Hallway



Laundry/Utility Room



Mezzanine



Courtyard



Courtyard



Terrace

Floor Plans



Approximate total area**
2100 ft²

(*) Excluding balconies and terraces

Reduced headroom
Between 1.5m & 2.1m

Calculations reference the BIC 1995
All Standard Measurements are
approximate and not to scale. These
floor plans are intended for illustration
only.
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Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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