

## Priorsfield Road, Woolton, L25



## For Sale - £175,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Semi-Detached Bungalow
- EPC Rating: E54
- No Chain - Ready to Move Into
- Garage and Driveway
- Served by Good Transport Links
- Gardens to Front & Rear
- Sought After Location Minutes From Woolton Village
- Local Shops and Amenities
- Two Bedrooms
- Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob

### Description

A WELL PRESENTED 2 BEDROOM SEMI DETACHED BUNGALOW BENEFITING FROM FRONT AND BACK GARDENS, SINGLE GARAGE AND AMPLE OFF STREET CAR PARKING

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. Neighbouring suburb, Mossley Hill, encompasses Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Woolton is also served by many quality schools including St Julie's Catholic High School and St Francis Xavier's College. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, large living/dining room, kitchen, double bedroom, single bedroom and a bathroom. Externally there are gardens to the front and rear, a driveway providing off road parking and single garage.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

### Room Details

#### Living Room

5.30 x 3.10 metres (17' 5" x 10' 3")

Laminate flooring, radiator, PVC sliding doors to rear garden, decorative fireplace and doorway to kitchen.

**Kitchen**

3.14 x 2.90 metres (10' 4" x 9' 7")

Range of wall and base units, black laminate worktops, window to the rear, cupboard housing boiler, stainless steel sink with mixer tap, tiled floor and splash back, gas hob and oven, extractor fan and fitted storage cupboard.

**Bedroom One**

3.62 x 3.11 metres (11' 11" x 10' 3")

Laminate flooring, window to the front aspect and radiator.

**Bedroom Two**

2.41 x 3.16 metres (7' 11" x 10' 5")

Window to the front aspect, carpet flooring and radiator.

**Bathroom**

2.46 x 1.99 metres (8' 1" x 6' 7")

Part tiled walls, laminate flooring, shower over bath, pedestal hand wash basin, W.C, frosted window to the side aspect and radiator.

**Additional Images**

Rear Garden



Living Room



Living Room



Bedroom One



Bedroom Two



Rear Garden

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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.