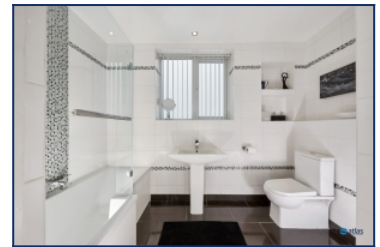
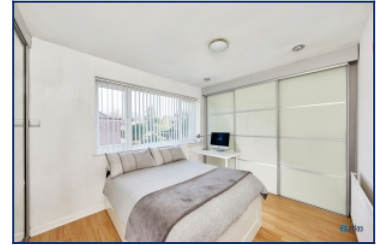


## Gateacre Rise, Woolton, L25



For Sale - £450,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Detached House
- EPC Rating: D
- Sought-after Woolton Location (I25)
- Welcoming Lounge with Attractive Feature Fireplace
- Generously Sized Kitchen
- Light-filled Conservatory with Garden Views
- Potential Utility Space
- Three Spacious Double Bedrooms
- Contemporary Bathroom with Bath and Overhead Shower
- Immaculately Maintained Front and Rear Gardens
- Private Driveway and Detached Garage
- Enclosed Entrance Porch

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,239 square feet / 115 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Fridge, Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this charming detached house in the highly sought-after Woolton location of Gateacre Rise, L25, presents a rare opportunity to own a delightful family home. Nestled in a peaceful, residential area, this property offers a perfect blend of space, style, and practicality, making it an ideal choice for those looking to settle in one of South Liverpool's most desirable neighbourhoods.

Upon entering, you are greeted by an enclosed entrance porch that opens into a welcoming hallway, creating a pleasant first impression and providing access to the main living spaces. From here, you step into a spacious lounge featuring an attractive feature fireplace, perfect for creating a warm and inviting atmosphere. The lounge flows effortlessly into a separate dining room, offering ample space for both relaxing and entertaining. The generously sized kitchen provides the perfect setting for culinary creativity, and a light-filled conservatory beyond offers stunning garden views, adding a sense of tranquillity to the home. A versatile room adjacent to the kitchen offers potential utility space, providing added convenience and storage options.

Upstairs, the property boasts three spacious double bedrooms, each offering plenty of natural light and storage, providing a peaceful retreat for all family members. The contemporary bathroom, with its modern fixtures, includes both a bath and an overhead shower, providing flexibility for family needs.

Outside, the immaculately maintained front and rear gardens enhance the appeal of this home, with the rear garden offering a private space to enjoy outdoor living. A private driveway and detached garage ensure that parking and storage are never a concern.



This wonderful home is located in the heart of Woolton, offering easy access to local amenities, reputable schools, and beautiful green spaces. With its well-maintained interiors and desirable location, this property is a must-see for those seeking comfort, space, and a peaceful lifestyle. Don't miss the chance to make this house your home.

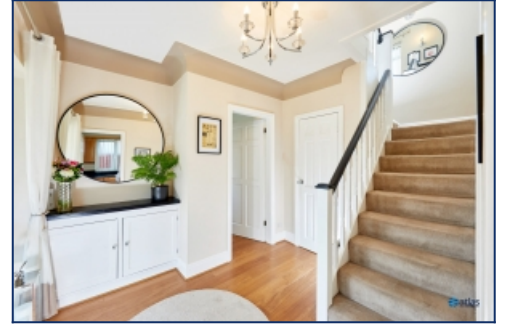
## Additional Images



Sunroom



Entrance Porch



Hallway



Lounge



Dining Room



Kitchen



Kitchen



Landing



Bedroom Two



Bedroom Three



Garden

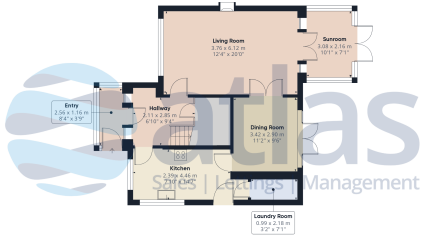


Garden

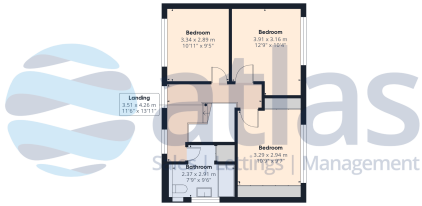


Garage/Driveway

## Floor Plans



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 115.00 m<sup>2</sup>  
 1238.72 sq ft

(1) Excluding balconies and terraces

Atlas Estate Management has been made the owner's solicitor. All measurements are approximate and for guide. This floor plan is for illustrative purposes only. Calculations are based on BCS (RMS) SC standards.

05/07/2020

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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.