

Merrion Close, Woolton, L25



For Sale - £290,000 Offers in the Region of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D62
- No Chain - Ready to Buy!
- Modern Fitted Kitchen
- Detached Garage and Driveway
- Cul De Sac Location
- Large Front and Rear Gardens
- Sought After Location Minutes From Woolton Village
- Quality Local Schools
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 90 square metres / 966 square feet
- 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: Electric Oven, Electric Hob (Ceramic)

Description

***** FULLY AVAILABLE ***** A WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY SITUATED IN WOOLTON, L25. BENEFITING FROM OFF STREET CAR PARKING AND A GOOD SIZE BACK GARDEN

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; porch, entrance hallway, front living/dining room, kitchen, conservatory and a good size garden. To the first floor are two double bedrooms, a single bedroom, a family bathroom and a separate W/C.

The property also benefits from double glazing and gas central heating.

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

Please note: The property has a small patch (approx 1 sqm) of Japanese Knotweed in the back garden. The current owner has paid to have this treated and has a guarantee. Please see the attached documentation.

Additional Images



Kitchen



Hallway



Bedroom One



Bedroom Two



Garage

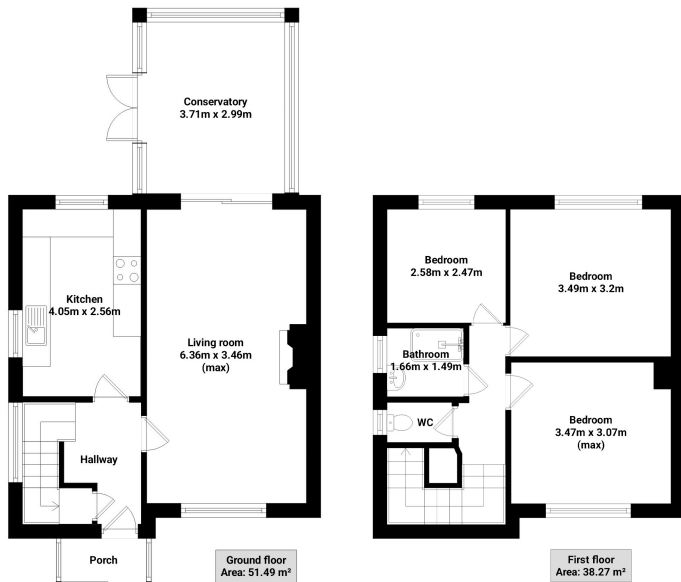


Rear Garden



Rear Garden

Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.