

## Rockhill Road, Woolton, L25



**For Sale - £280,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E40
- Full High Specification Refurbishment Throughout
- New Modern Fitted Kitchen and Bathroom
- Sought After Location Minutes From Woolton Village
- Sizeable Rear Garden with Raised Decked Area and Lawn
- Block Paved Driveway Providing Parking for Two Cars
- Served by Good Transport Links
- Surrounded by Quality Local Schools
- Local Shops and Amenities
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A FULLY REFURBISHED 3 BEDROOM SEMI DETACHED LOCATED IN THE SOUGHT AFTER LOCATION OF WOOLTON, L25.

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, front living room, rear dining room and kitchen. To the first floor there are two double bedrooms, a single bedroom and family bathroom. Externally there is a block paved driveway providing off road parking and to the rear there is a good size garden with a lawn and decking area.

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

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

### Room Details

#### Living Room

4.47 x 4.04 metres (14' 8" x 13' 4")  
Bay window to the front aspect, hard wood flooring and radiator.

**Dining Room**  
4.68 x 3.75 metres (15' 5" x 12' 4")  
UPVC French doors leading to the rear garden, hard wood flooring, exposed brick chimney breast and radiator.

**Kitchen**  
5.02 x 2.62 metres (16' 6" x 8' 8")  
Range of wall and base units, granite work tops, tiled floor, dining area, UPVC door to side, window to the rear, extractor hood, sink, ceiling spotlights, two Velux windows and radiator.

**Bedroom One**  
4.45 x 3.77 metres (14' 8" x 12' 5")  
Bay window to the front aspect, carpet flooring and radiator.

**Bedroom Two**  
3.90 x 4.04 metres (12' 10" x 13' 4")  
Window to the rear, radiator and carpet flooring.

**Bedroom Three**  
2.47 x 2.41 metres (8' 2" x 7' 11")  
Carpet flooring, radiator and window to the front.

**Bathroom**  
2.12 x 2.12 metres (7' 0" x 7' 0")  
Floor to ceiling tiling, frosted window to the side, W.C, shower cubicle, sliding barn door, feature hand wash basin and towel heater.

Additional Images



Bathroom



Rear Garden



Living Room



Living Room



Dining Room



Dining Room



Landing



Bedroom Two



Bedroom Three





Bedroom Three



Rear Garden



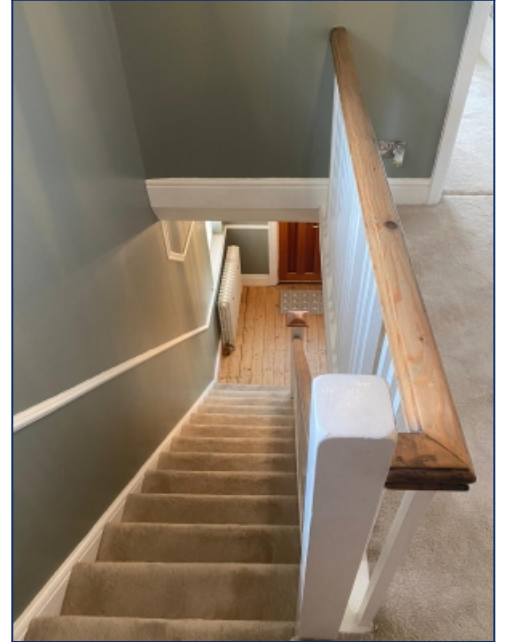
Rear Garden



Entrance Hallway



Dining Room



Staircase



Landing



Rear Garden

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