

## Priory Way, Woolton, L25



**For Sale - £290,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- No Onward Chain
- Sizeable Corner Plot
- Modern Kitchen with Plenty of Storage
- Open Plan Kitchen / Dining Room with French Doors Leading to Garden
- Two Double Bedrooms with Fitted Wardrobes - Third Bedroom Perfect for Home Office / Child Room
- Converted Garage Wet Room & Utility Room
- Private Well Manicured Rear Garden with Well Established Shrubs/trees
- Beautiful Wooden Flooring Throughout the Ground Floor
- Benefiting from Entrance Porch
- Large Driveway

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 949 square feet / 88 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Gas Cooker

### Description

Brought to the market by Atlas Estate Agents, this charming detached house on Priory Way, L25, presents a rare opportunity for buyers seeking a spacious and well-appointed family home, with the added advantage of no onward chain. Situated on a sizeable corner plot in a quiet, residential setting, this property offers generous living accommodation arranged over two floors, making it ideal for modern family life.

As you step through the inviting entrance porch, you are greeted by the warmth of beautiful wooden flooring that flows throughout the ground floor. The ground level features two light and airy reception rooms, perfect for both entertaining guests and enjoying cosy family time. The real highlight, however, is the open-plan kitchen/dining room, which has been thoughtfully designed with modern living in mind. The kitchen is fitted with sleek, contemporary units offering ample storage space, while French doors from the dining area open directly onto the private rear garden. This beautifully landscaped garden is a peaceful retreat, filled with well-established shrubs and trees, providing the perfect backdrop for outdoor dining or relaxing in the sun.

A convenient ground-floor wet room adds to the practicality of the home, while upstairs, three well-proportioned bedrooms await. The two double bedrooms come complete with fitted wardrobes, providing plenty of storage, while the third bedroom is ideal as a home office, nursery, or child's room. A second

bathroom on this floor ensures convenience for busy family mornings.

Outside, the property benefits from a large driveway, offering ample off-street parking. The generous corner plot ensures plenty of outdoor space, perfect for families and those who enjoy gardening.

With its desirable location, modern amenities, and no onward chain, this property is truly move-in ready and offers an excellent opportunity for buyers looking for a comfortable and stylish family home in a sought-after area. Don't miss the chance to make this beautiful property your own.

## Additional Images



Kitchen



Kitchen



Bathroom 1



Landing



Bedroom 1



Bedroom 3



Bathroom 2



Garden



Patio



Garden And Rear Elevation



Garden And Rear Elevation



Front Elevation And Driveway

## Floor Plans



Ground Floor



Floor 1

**Approximate total area\***

85.19 m<sup>2</sup>

913.27 ft<sup>2</sup>

**Reduced headroom**

0.0 m<sup>2</sup>

0.00 ft<sup>2</sup>

(\*Excluding balconies and terraces)

Reduced headroom

Below 1.9 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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