

## Woolton Road, West Allerton, L19



**For Sale - £270,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D67
- No Chain - Ready to Buy!
- Large Modern Fitted Kitchen
- Served by Excellent Transport Links
- Large South Facing Rear Garden with Patio Area
- Local Shops and Amenities
- Block Paved Driveway Providing Off Road Parking
- Sought After South Liverpool Location
- Play Room
- 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
- 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

AN EXTREMELY WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE SITUATED IN A SOUGHT AFTER SOUTH LIVERPOOL LOCATION.

Situated in West Allerton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road, Calderstones Park and Allerton Golf Course. Neighbouring suburbs, Aigburth and Mossley Hill, encompass 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. Allerton is also served by many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, two separate reception rooms to the front and rear, kitchen diner, playroom and integrated garage. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally to the front of the property there is a paved driveway offering off road parking and to the rear there is large garden with patio area, mature borders and many fruit trees.

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!

# Room Details

## Dining Room

3.65 x 3.60 metres (12' 0" x 11' 10")  
Large bay window to the front aspect, feature fireplace and radiator.

## Reception Room

5.46 x 3.30 metres (17' 11" x 10' 10")  
Feature fireplace, bay window to the rear and radiator.

## Kitchen

5.81 x 4.40 metres (19' 1" x 14' 6")  
Range of wall and base units, extractor hood, tiled floor and splash back, radiator, housing for appliances, dining area, porcelain sink with mixer tap, window and French doors to rear garden.

## Play Room

4.88 x 2.19 metres (16' 1" x 7' 3")  
Carpet flooring, radiator and storage facilities.

## Bedroom One

4.03 x 3.30 metres (13' 3" x 10' 10")  
Bay window to the front aspect, carpet flooring and radiator.

## Bedroom Two

3.83 x 3.30 metres (12' 7" x 10' 10")  
Bay window to the rear, carpet flooring and radiator.

## Bedroom Three

2.40 x 2.08 metres (7' 11" x 6' 10")  
Window to the front aspect, carpet flooring and radiator.

## Bathroom

2.03 x 2.08 metres (6' 8" x 6' 10")  
Two frosted windows to the rear, shower over bath, hand wash basin, tiled walls, radiator and W.C.

# Additional Images



Bathroom



Rear Garden



Front Elevation



Bedroom One



Dining Room



Living Room



Kitchen



Kitchen



Kitchen





Dining Area



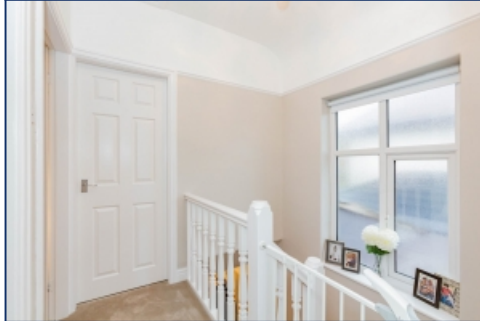
Play Room



Play Room



Staircase



Landing



Bedroom Two



Bedroom Three

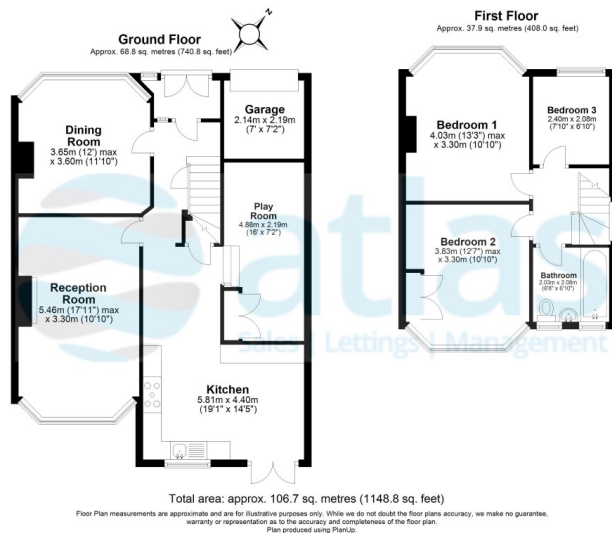


Rear Garden



Rear Elevation

## Floor Plans



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