

## Quarry Street, Woolton, L25



## For Sale - £250,000 Offers Over

### Key Features

- 3 Bedroom 2 Bathroom Town House
- EPC Rating: C80
- No Chain - Ready to Move Into - Potential to Purchase All Furniture!
- Extremely Well Presented with Remaining NHBC Guarantee
- Modern High Gloss Kitchen with Integrated Appliances
- Luxury Family Bathroom, En-suite Bathroom & Downstairs W/C
- Garage Conversion Offering Utility Area, Second Lounge Area & Bi-fold Doors
- Sought After Location Seconds From Woolton Village
- Surrounded by Quality Local Schools
- Secure & Gated Off Street Parking
- Stunning South Facing Balcony/Terrace Decked Area
- Served by Excellent Transport Links

### Further Details

- Tenure: Leasehold
- No. of Floors: 4
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £100 per annum
- Security: Burglar Alarm
- Parking: On Street, Off Street, Gated, Driveway
- No. of Parking Spaces: 1
- Outside Space: Terrace, Patio/Decking, Front Garden, Balcony, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washer Dryer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 06/01/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 05/01/3014 (approx)
- Lease Term Remaining: 989 year(s) (approx)
- Service Charge: £100 per annum
- Ground Rent: Peppercorn
- Leasehold Information: Each leaseholder owns a share of the management company (The Quarry St Property Management Co Ltd) and the block of 4x properties is self managed by the freeholders. There is no ground rent payable.

### Description

A TRUE HIDDEN GEM SITUATED IN THE HEART OF WOOLTON VILLAGE, L25. THIS FANTASTIC 3/4 BEDROOM TOWN HOUSE ARRANGED OVER FOUR FLOORS PROMISES TO EXCEED YOUR EXPECTATIONS MAKING VIEWINGS A MUST!

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, downstairs W/C, open planing kitchen/living/dining area with bi-fold doors leading onto a decked balcony/terrace area. To the lower ground floor is a converted garage offering a separate utility area and an additional living room/bedroom with bi-fold doors leading out onto the driveway and reserved parking space/additional garden area. To the first floor are two double bedrooms and a family bathroom. To the second floor is the master bedroom with en-suite bathroom. Externally the property benefits from a small front garden and secure, gated off street car parking.

The property also benefits from double glazing, gas central heating, NHBC warranty and an alarm system.

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

## Room Details

### Entrance Hallway

2.18 x 1.72 metres (7' 2" x 5' 8")

Double glazed window to the side of oak door with contemporary steel fittings, gas central heating radiator with TRV and laminate wood effect flooring.

### Downstairs W/C

1.91 x 1.15 metres (6' 4" x 3' 10")

Oak door with chrome lever handle, double gazed window, white low level W/C, wash hand basin, vanity unit with ample shelving and storage, extractor fan and heated towel rail.

### Kitchen / Living Area

6.37 x 4.21 metres (20' 11" x 13' 10")

Oak door with chrome lever handle opening into open plan living / kitchen / dining area with access to outdoor patio via double glazed bi-folding doors. Kitchen area zoned with contemporary grey tiled flooring and recessed down lighting, white tiled walls, quality gloss wall and base units in neutral colour with stainless steel fittings, solid beech worktop, stainless steel sink and drainer and cube mixer taps, integrated gas hob, electric fan oven and dishwasher, fridge freezer and extractor fan, drop pendant light fitting over dining area. Living area zoned with laminated wood effect flooring, decked outside area and elevated balcony perfect for alfresco living, fitted quality kitchen units smoke alarm, light fitting, radiator with TRV and thermostat programmer.

### Utility Room

2.13 x 2.11 metres (7' 0" x 7' 0")

Oak door with chrome lever handle, dark grey tiled flooring, contemporary gloss base units with wood effect worktop, stainless steel sink and drainer, boiler, light fitting and plumbing for washing machine.

### Bedroom / Living Area

5.09 x 4.17 metres (16' 9" x 13' 9")

Steps leading from lounge to lower ground floor, open plan flexible living / bedroom area with access to outdoor via double glazed bi-folding doors, laminate wood effect flooring, recessed down lighting and double radiator with TVR. Ideal for guest or office accommodation

### Master Bedroom

4.53 x 4.21 metres (14' 11" x 13' 10")

Oak door with chrome lever handle, fitted cream carpet, UPVC double glazed dormer window, radiator with TRV, access to loft and en- suite bathroom.

### En Suite

2.35 x 1.75 metres (7' 9" x 5' 9")

Oak door with chrome lever handle, en-suite white bathroom suite, steel mixer shower over bath, glass screen, tiled floor, part tiled walls, recessed down lighter, wall mounted mirrored storage cupboard, extractor fan and chrome radiator / towel rail.

### Bedroom Two

4.21 x 2.63 metres (13' 10" x 8' 8")

Oak door with chrome lever handle, fitted carpet, double glazed window onto rear aspect, drop pendant light fitting and radiator with TRV.

### Bedroom Three

2.86 x 2.20 metres (9' 5" x 7' 3")

Oak door with chrome lever handle, fitted carpet, double glazed window onto front aspect, drop pendant light fitting and radiator with TRV.

### Family Bathroom

2.20 x 1.90 metres (7' 3" x 6' 3")

Oak door with chrome lever handle, white bathroom suite, steel mixer shower over bath, glass screen, tiled floor, part tiled walls, wall mounted, mirrored storage cupboard, recessed down lighters, extractor fan and chrome radiator / towel rail.

## Additional Images





Front Entrance



Hallway



Living Room



Living Room



Kitchen



Kitchen



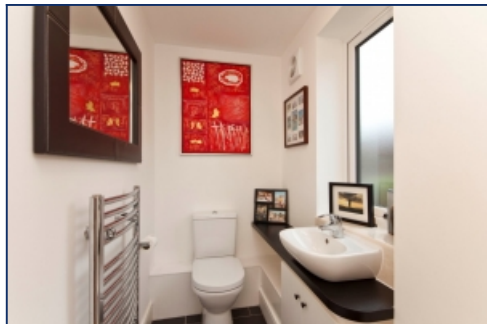
Lower Ground Living Area



Lower Ground Living Area



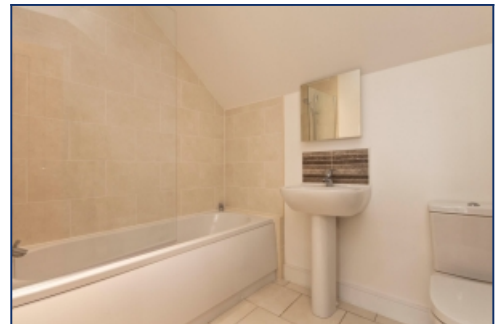
Utility Room



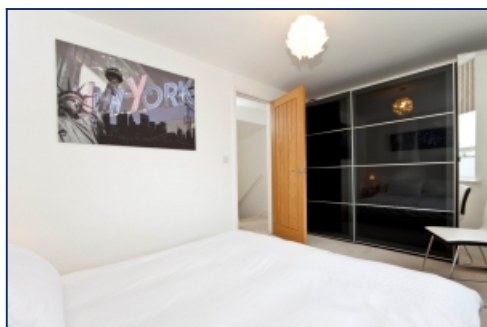
W.c



Master Bedroom



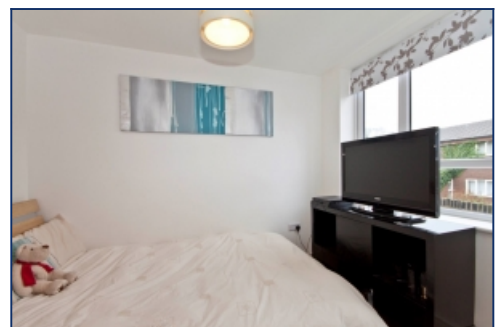
En Suite



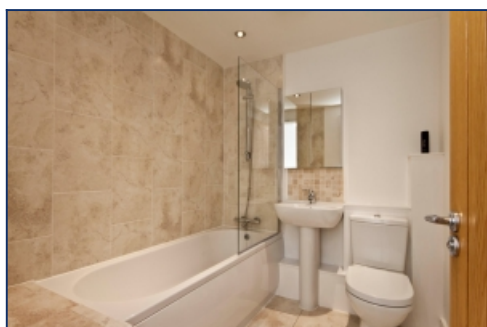
Bedroom Two



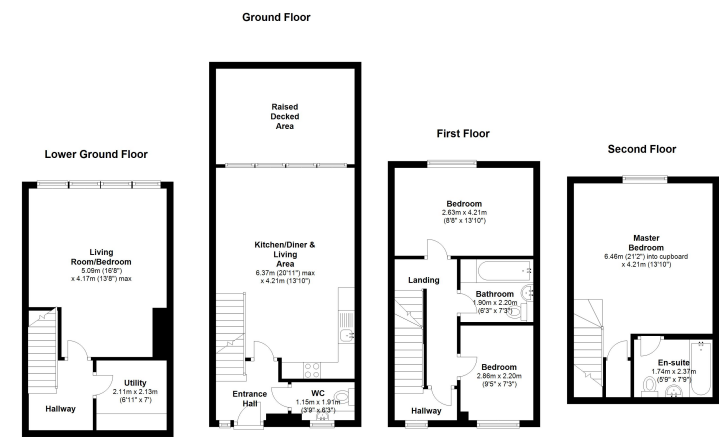
Bedroom Two



Bedroom Three



Floor Plans



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.  
Plan produced using PlanUp.

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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.