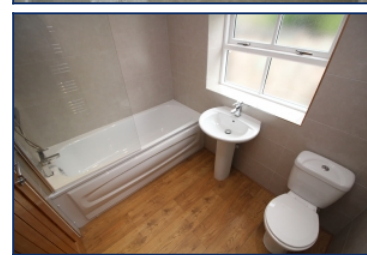


## Castle Street, Woolton, L25



**For Sale - £269,000**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D67
- No Chain - Ready to Move Into
- Extremely Well Presented & Fully Refurbished
- Quality Modern Fitted Kitchen with Integrated Appliances
- Contemporary Tiled Bathroom with Modern Suite
- Stunning Period Sandstone Cottage/Terrace
- Period Features Retained & Improved
- Potential to Convert a Reception Room/Basement to 4th Bedroom
- Served by Excellent Transport Links
- Sought After Location Seconds from Woolton Village
- Surrounded by Quality Local Schools

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Fridge, Freezer, Washing Machine, Dishwasher

### Description

AN EXTENSIVELY REFURBISHED 3/4 BEDROOM PERIOD COTTAGE/TERRACE HOUSE BENEFITING FROM NO CHAIN

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, back dining room, kitchen and a family bathroom. To the first floor are two double bedrooms, a single bedroom and a W/C. To the basement is a further reception room suitable for a variety of uses. Externally there is a back yard coupled with a back garden and on street car parking.

The property also benefits from;

- New timber framed double glazing (conservation area approved, air tight brushes)

- New gas central heating system (boiler, radiators and pipework)
- Full electrical re-wire
- Period features retained and improved
- New oak doors throughout
- Re-plastered throughout
- Burglar alarm with 2x keypads
- Fully tanked basement (John Newton pump system with gulleys/channels, damp membrane to all walls and floor and insulation)
- New high quality kitchen and bathroom
- & more!

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

## Room Details

### Entrance Hall

Panelled entrance door to front aspect, coved ceiling.

### Living Room

3.42 x 3.20 metres (11' 3" x 10' 6")

Double glazed sash windows to front aspect, picture rail, radiator, carpet

### Dining Room

3.36 x 4.33 metres (11' 1" x 14' 3")

French double glazed doors to rear aspect, picture rail, radiator, access to cellar, carpet.

### Kitchen

3.70 x 2.64 metres (12' 2" x 8' 8")

Range of wall and base units, Belfast sink, range style cooker with hob and overhead extractor hood, integrated washing machine, integrated dishwasher, wooden effect flooring, spotlights.

### Bathroom

2.34 x 1.69 metres (7' 9" x 5' 7")

Three piece bathroom suite comprising; panelled bath with overhead shower unit, pedestal wash hand basin with mixer tap over and a low level W/C.

Wooden effect flooring, spotlights, double glazed window to rear.

### Basement

4.19 x 2.87 metres (13' 9" x 9' 5")

Double glazed window to front aspect, spotlights, radiator, carpet.

### Master Bedroom

4.43 x 3.34 metres (14' 7" x 11' 0")

Two double glazed sash windows to front aspect, radiator, carpet.

### Bedroom 2

3.33 x 2.56 metres (11' 0" x 8' 5")

Double glazed sash windows to rear aspect, radiator, carpet.

### Bedroom 3

2.66 x 2.53 metres (8' 9" x 8' 4")

Double glazed sash windows to rear aspect, radiator, carpet.

### Upstairs W/C

Low level W/C, pedestal wash hand basin, spotlights, radiator.

### Rear Gardens

Sandstone walls in courtyard, gate leading to a landscaped garden with a range of mature trees and shrubs.

## Additional Images



Back Garden



Kitchen



Kitchen





Dining Room



Dining Room



Living Room



Bedroom 2



Bedroom 2



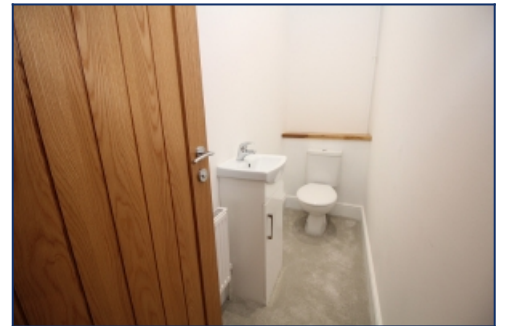
Bedroom 3



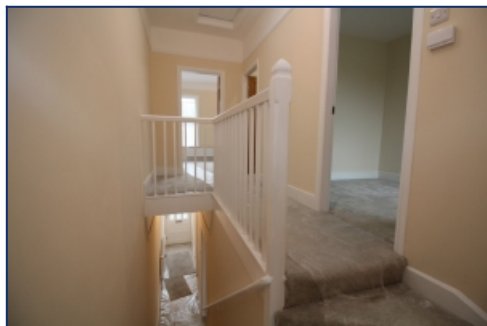
Downstairs Bathroom



Downstairs Bathroom



Upstairs W/C



Hall/Landing



Basement



Back Yard

## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.