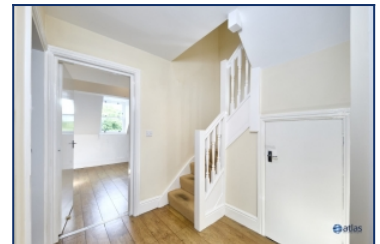


## Woolton Street, Woolton, L25



## For Sale - £140,000 Offers Over

### Key Features

- 3 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: G
- Open Plan Kitchen/Living Space with Feature Fireplace
- Recently Replaced Windows in Lounge
- Fully Fitted, Modern Kitchen with Integrated Electric Hob and Oven
- Attractive Wood Effect Flooring
- Three Generously Sized and Well Presented Bedrooms
- Master Loft Bedroom with En Suite Bathroom and Skylights
- Feature Fireplace in First Floor Bedroom
- Attractive, Modern Family Bathroom with Bath and Overhead Shower
- Situated in the Highly Desirable Woolton Area - Plenty of Local Restaurants, Bars and Shops
- Amongst a Wealth of Popular Green Spaces

### Further Details

- Tenure: Leasehold
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 77 square metres / 831 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £75 per calendar month
- Ground Rent: £150 per annum
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 31/12/2130 (approx)
- Lease Term Remaining: 106 year(s) (approx)
- Service Charge: £75 per calendar month
- Ground Rent: £150 per annum

### Description

Atlas Estate Agents proudly presents a stunning duplex apartment for sale, nestled in the heart of the highly desirable Woolton area on Woolton Street, L25. This exquisite property boasts a wealth of modern features and generous living spaces arranged over two floors, offering a perfect blend of contemporary style and comfort.

As you step into this first-floor apartment, you are greeted by an inviting open-plan kitchen and living space. The reception room is bathed in natural light,

courtesy of the recently replaced windows, and centres around a charming feature fireplace, creating a warm and welcoming atmosphere. The fully fitted, modern kitchen is a culinary delight, equipped with an integrated electric hob and oven, complemented by attractive wood effect flooring that flows seamlessly throughout.

The apartment offers three generously sized and well-presented bedrooms. The first-floor bedroom, adorned with a feature fireplace, exudes character and charm. Ascending to the loft, the master bedroom is a tranquil retreat featuring en suite bathroom and skylights that flood the room with natural light. The third bedroom, also spacious and tastefully decorated, provides ample space for relaxation or a home office.

The property boasts two stylish bathrooms, including a modern family bathroom on the first floor, complete with a bath and overhead shower. The en suite in the master loft bedroom offers added convenience and luxury, ensuring a private oasis for the homeowners.

Situated in the vibrant Woolton area, this duplex apartment is surrounded by an abundance of local restaurants, bars, and shops, making it a perfect location for those who enjoy an active social life. Additionally, the area is renowned for its beautiful green spaces, providing ample opportunities for leisurely strolls and outdoor activities.

This duplex apartment on Woolton Street is a rare gem, combining modern amenities, spacious accommodation, and an enviable location. Do not miss the opportunity to make this exceptional property your new home.

## Additional Images



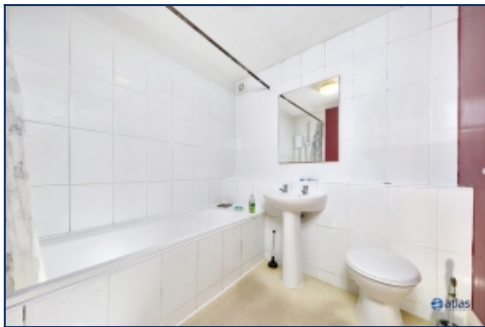
Lounge/Kitchen



Kitchen



Kitchen



Bathroom



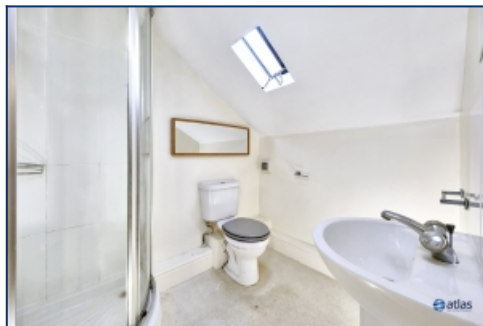
Bedroom



Bedroom



Bedroom



En Suite Bathroom



External



Yard

## Floor Plans



Tel: 0151 727 2469  
 Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
 Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
 Website: www.atlasestateagents.co.uk

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.