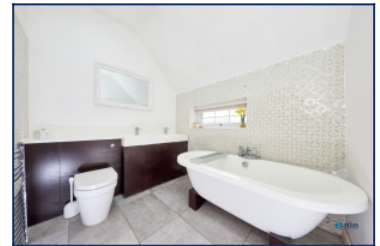


## Woolton Road, Woolton, L25



For Sale - £550,000 Offers Over

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Stunning Family Home in Sought-after L25 Location
- Bright Open-plan Kitchen, Dining, and Living Area
- Cosy Lounge with Feature Fireplace
- Modern Kitchen with Stylish Fittings
- Dining Space with Patio Doors and Expansive Windows to the Garden
- Lockable Tethered Pod Point Ev Home Charger Installed
- Three Double Bedrooms, Master with En-suite and Wardrobes
- Family Bathroom with Freestanding Bath
- Large, Beautifully Maintained Garden
- Private Driveway for Ample Parking

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,435 square feet / 133 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

### Description

Nestled in the heart of the sought-after Woolton Road, L25, Atlas Estate Agents are delighted to present this stunning semi-detached family home, a rare gem in a prime location. Boasting accommodation arranged over two floors, this property seamlessly combines modern style with classic charm, offering an ideal retreat for family living.

As you step through the inviting entrance, you're greeted by a bright and spacious open-plan kitchen, dining, and living area. The modern kitchen, fitted with sleek, contemporary units, flows effortlessly into a dining space bathed in natural light, thanks to expansive windows and patio doors that open onto a large, beautifully maintained garden - perfect for summer gatherings and outdoor play. Finishing off the ground floor is a cosy single bedroom, complete with a feature fireplace.

Upstairs, you'll find three generously sized double bedrooms. The master suite features a stylish en-suite shower room and built-in wardrobes, while the family bathroom boasts a luxurious freestanding bath - a haven for unwinding at the end of a long day.

The exterior is equally impressive, with a private driveway offering ample parking and a stunning garden that invites you to enjoy the outdoors in peace and privacy.



This exceptional home is more than just a property; it's a lifestyle, perfectly positioned in the vibrant Woolton community, known for its excellent schools, charming shops, and picturesque surroundings. An opportunity not to be missed - arrange your viewing today!

## Additional Images



Garden



Hallway



Bedroom 4



Lounge



Lounge



Lounge



Dining Area



Dining / Kitchen



Kitchen



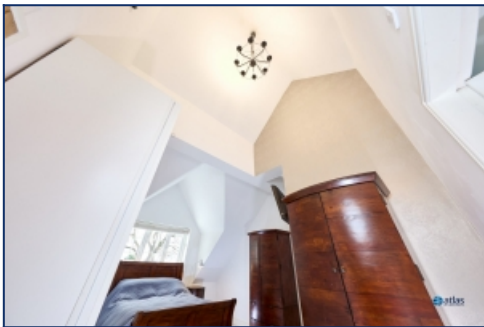
Landing



Master Bedroom



Master Bedroom



Master Bedroom



En-suite Bathroom



En-suite Bathroom





Bedroom 2



Bedroom 2



Bedroom 3



Garden



Garden



Garden



Garden



Garden



Garden

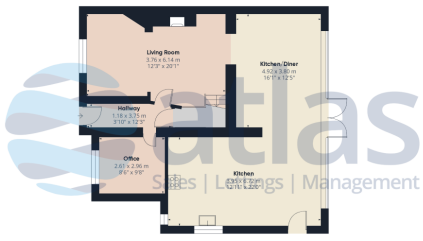


Front Elevation

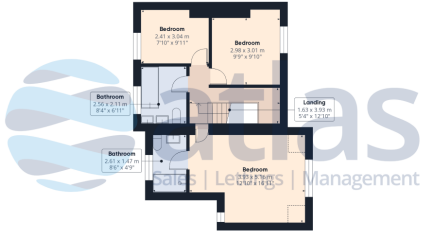


Front Elevation

## Floor Plans



Ground Floor



Floor 1

**Approximate total area\***

133.28 m<sup>2</sup>  
1434.61 ft<sup>2</sup>

**Reduced headroom**

6.33 m<sup>2</sup>  
67.92 ft<sup>2</sup>

(\*) Excluding balconies and terraces

**Reduced headroom**

Below 1.9 m to 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.

GBM/FE/340

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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.