



**Woodsome Park, Woolton Liverpool L25 5HA**

**welcome to**  
**Woodsome Park, Woolton**  
**Liverpool**

- Purpose built first floor apartment within an executive development
- Two good size bedrooms
- Offered with no vendor chain
- Close to both Gateacre and Woolton villages
- Ideal first home or investment opportunity

Tenure: Leasehold EPC Rating: B

**£90,000**

**Communal Hall**  
Security door.

**Lounge Diner**  
17' 2" x 12' ( 5.23m x 3.66m )  
Double glazed window to the front,  
storage heater.  
Open to:

**Kitchen**  
9' 1" x 9' 7" ( 2.77m x 2.92m )  
Fitted kitchen with wall and base units,  
work surfaces incorporating a stainless  
steel sink and drainer, electric oven,  
electric hob, plumbing for washing  
machine, storage heater.

**Bedroom One**  
8' 7" x 15' 6" ( 2.62m x 4.72m )  
Double glazed window to the rear,  
storage heater.

**Bedroom Two**  
12' x 9' 5" ( 3.66m x 2.87m )  
Double glazed window to the front,  
storage heater.

**Bathroom**  
Bath with mixer tap, shower, towel  
radiator, wash hand basin, W.C.

**External**  
Communal gardens and parking.

**view this property online** [jonesandchapman.co.uk/Property/ALT121862](https://jonesandchapman.co.uk/Property/ALT121862)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



**Property Ref:**  
ALT121862 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
jones & chapman



**0151 734 1440**



[Allerton@jonesandchapman.co.uk](mailto:Allerton@jonesandchapman.co.uk)



36 Allerton Road, LIVERPOOL, Merseyside, L18  
1LN



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)