





Woolton Road, Wavertree Liverpool L15 6TH



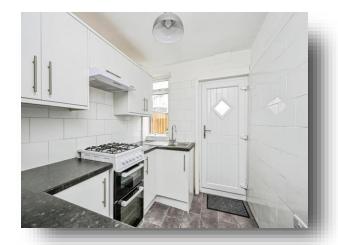
welcome to

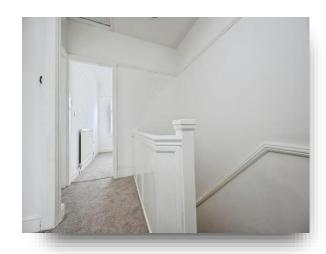
Woolton Road, Wavertree Liverpool

** LOCATION LOCATION **

Are you looking for a spacious family home which boasts light and space throughout and ready to move into?













Entrance Hallway

double glazed window to front, laminate flooring, understair storage cupboard, gas and electric cupboard, telephone point.

Living Room

11' 7" x 13' 3" (3.53m x 4.04m)

Double glazed window to front, radiator, electric fireplace, carpet flooring.

Dining Room

15' x 11' 1" (4.57m x 3.38m)

Double glazed windows to rear, double glazed patio doors to rear, electric fireplace, radiator, telephone point, laminate flooring.

Kitchen

8' 6" x 6' 9" (2.59m x 2.06m)

Fitted kitchen with wall and base units, free standing gas cooker with gas hob, double glazed window to rear, upvc door to rear, stainless steel sink and drainer, worktop surfaces, part tiled walls, vinyl flooring.

Landing

Carpet flooring, Loft access

Bedroom One

10' 11" x 14' 7" (3.33m x 4.45m)

Double glazed window to front, radioator, carpet flooring.

Bedroom Two

11' 8" x 11' 10" (3.56m x 3.61m)

Double glazed window to rear, radiator, boiler cupboard, carpet

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to front, radiator, carpet.

Bathroom

Double glazed window to rear, radiator, bath with mixer taps, shower, wash hand basin, w/c, fully tiled walls, vinyl flooring.





welcome to

Woolton Road, Wavertree Liverpool

- A Stunning Three Bedroom Semi Detached Family Home
- Great Size Living Room
- Light & Airy Dining Room
- Fully Fitted Kitchen
- Three Piece Family Bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£300,000









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Property Ref: ALT123356 - 0006 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 quidance 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.

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