



## Garden Street, Woolton, L25 7RP

- Charming Two Bedroom Semi Detached Cottage
- Immaculately Presented - Plenty of Character
- L-Shaped Fitted Kitchen & Modern Shower Room
- Beautifully Maintained Courtyard to the Rear
- Peaceful Location Picturesque Woolton Village
- Entrance Vestibule & Welcoming Family Lounge
- Two Generously Sized Double Bedrooms & WC
- Ideal Purchase for Those Looking to Downsize



£235,000













## **Description**

Enjoying a prime location in the very heart of the highly sought-after Woolton Village, L25, is this charming two bedroom semi detached cottage, situated on the peaceful Garden Street, just a stone's throw from Woolton's thriving high street. The property boasts an enchanting frontage, offering spacious and beautifully presented living proportions within, making this an ideal purchase for those looking to downsize in a picturesque village setting, with an array of amenities on your doorstep. The interior has been sympathetically considered, blending traditional features with more modern design influences, creating a unique charm that can be found throughout the property. Following through the entrance vestibule you are led into the bright and welcoming front lounge which is elegantly decorated, boasting newly laid quality stone effect tiles which feature throughout the cottage, creating a warm and stylish ambience. The lounge flows seamlessly into the modern L-shaped kitchen, complete with elegant fitted base and wall units and sleek integrated appliances. Completing the ground floor is a contemporary style shower room, which, along with the kitchen, has been fully tiled with stylish cream metro tiles. Ascending to the first floor, the property continues to impress, offering two bright and generously sized double bedrooms, finished to a high standard, as well as a convenient WC. To the rear is a delightful courtyard that has been beautifully maintained, presenting an idyllic spot to enjoy the sun in the warmer months. The property further benefits from a new Baxi boiler that is under warranty. A closer inspection is strongly recommended to appreciate this characterful cottage in full.

## **Location**

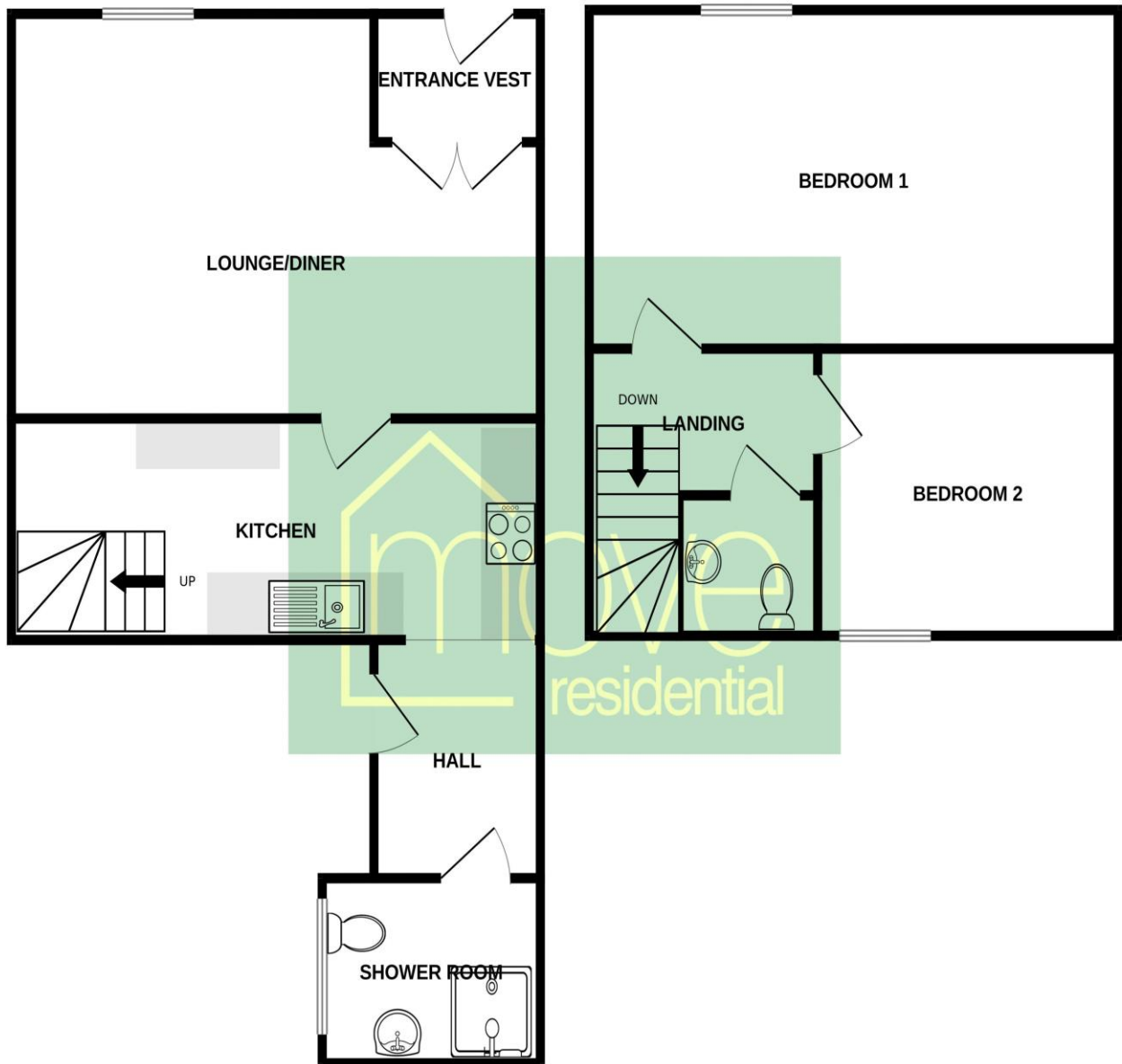
Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants and the charming Woolton Picture House cinema. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include St Julies Catholic High School, Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Primary schools in the area include Bishop Martin & Much Woolton. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.



# Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.