



## Winfrith Road, Gateacre, L25 3QP

- Promising Three Bedroom Mid Terrace Property
- Generous Proportions Brimming with Potential
- Two Double Bedrooms & Large Single Bedroom
- Delightful Garden to Rear & Off-Road Parking
- Located in the Highly Desirable Area of Gateacre
- Entrance Hall, Lounge, Kitchen & Conservatory
- Family Bathroom Suite Along with Separate WC
- A Rare Find - Available with No Onward Chain



£170,000























## **Description**

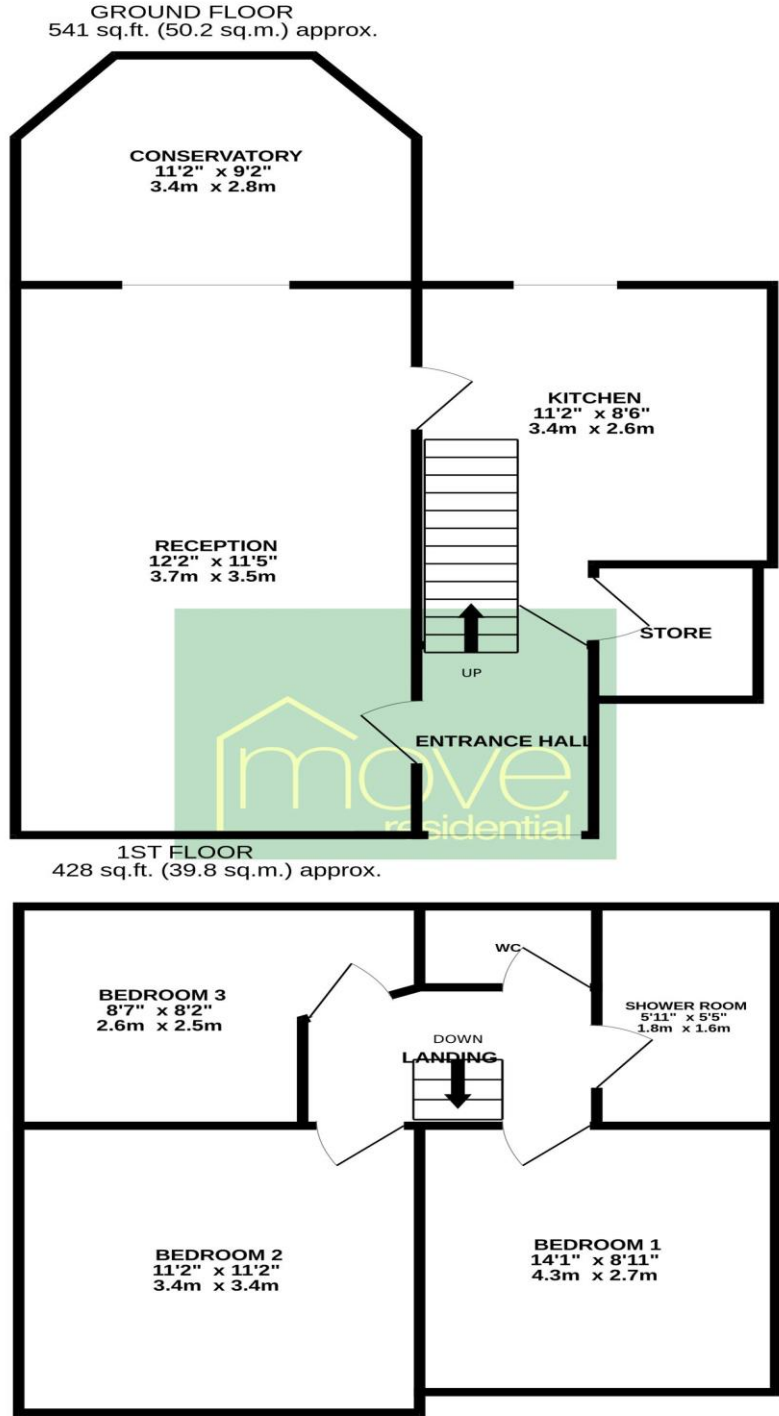
Arriving at the sales market available with no onward chain, is this promising three bedroom mid terrace home located on Winfrith Road in the highly sought-after residential area of Gateacre, L25. In need of modernisation, this property would make an ideal purchase for those searching for a home they can put their own stamp on, offering generous living proportions throughout which are brimming with potential. The entrance hall guides you into a spacious through reception room, which enjoys sliding doors out to the conservatory, flooding the space with natural light. Completing the ground floor is a generously sized kitchen featuring a range of fitted base and wall units and plentiful worktop space. Continuing to the first floor, you will find two substantial double bedrooms and a well-proportioned single room, all receiving plenty of natural light. Concluding the interior of the property is a family bathroom suite, boasting a claw foot bath and shower unit, along with a separate WC. Externally, this home enjoys a lovely rear garden which is made up of a lawn area and patio, whilst off-road parking is available for residents at the end of the cul-de-sac.

## **Location**

Slightly further out from the city centre, Gateacre 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, the charming Woolton Picture House cinema and a library. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. 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



**TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.**

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		
69-80	C		79 C
55-68	D	56 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.