



Rydecroft, Woolton, Liverpool, L25 7UU

- Two Bedroom Upper Floor Apartment
- Generously Sized & Well-Maintained
- Hallway & Spacious Reception Room
- Two Sizable Bedrooms & Wet Room
- Located In Desirable Area Of Woolton
- Communal Entrance With Lift Access
- Substantial Kitchen With Fitted Units
- Allocated Off-Road Parking Available



£115,000





Description

Move Residential are thrilled to present to the sales market this delightful two bedroom seventh floor apartment, enjoying a prime location in the ever desirable area of Woolton, L25. Offering generous and well-presented living proportions throughout, this promises to make a fantastic future home for a very lucky buyer. Accessed via a well-maintained communal entrance and lift, the apartment itself consists of an entrance hall, spacious lounge and sizable fitted kitchen. The sleeping accommodation is made up of two well-proportioned bedrooms, and concluding the interior of this property is a modern wet room. Externally, residents further benefit from access to the lovely communal gardens and allocated parking, with twenty-four-hour security.

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 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.

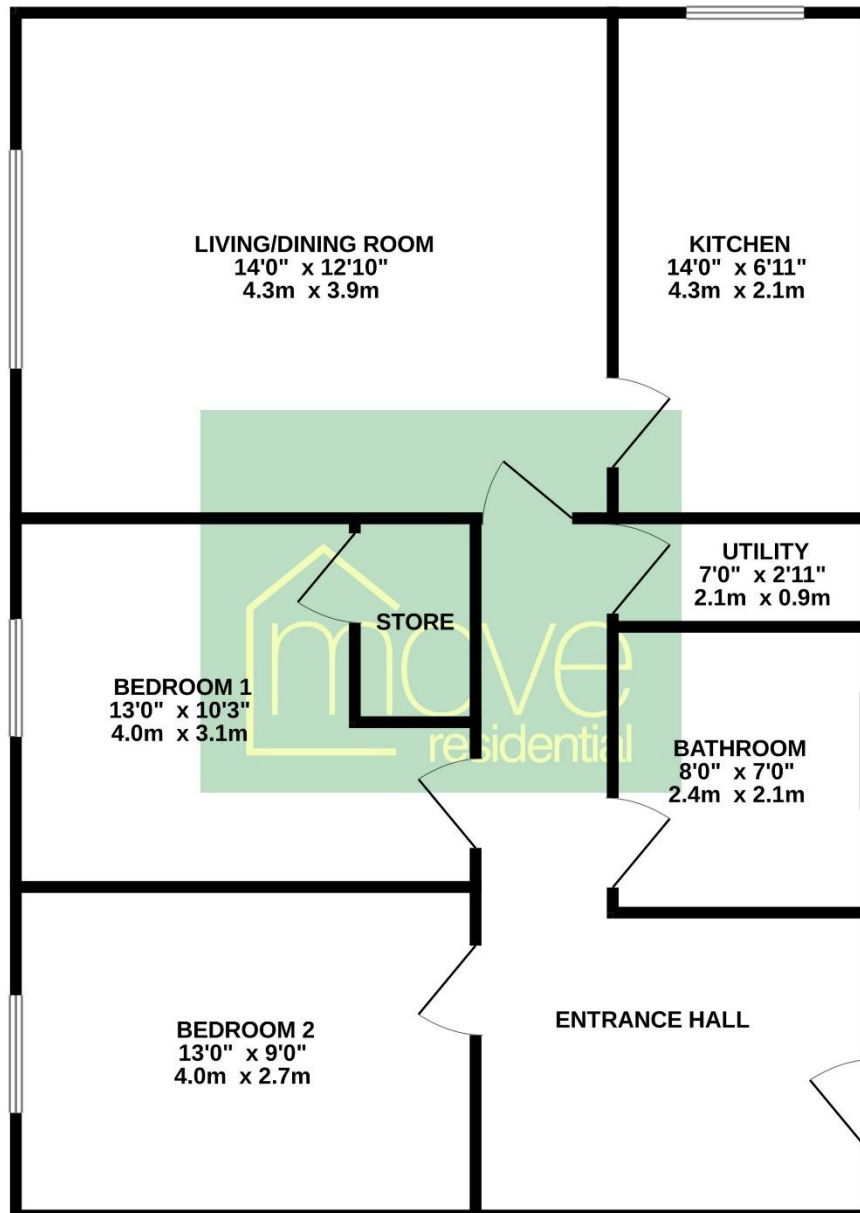
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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.

Floor Plan



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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