

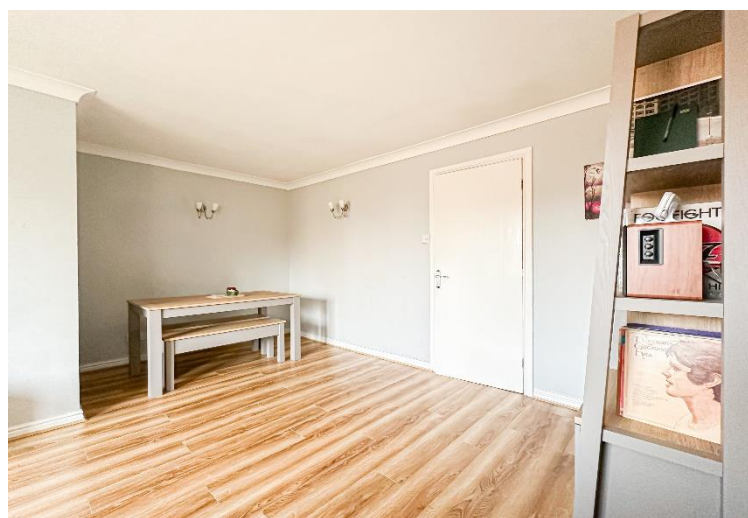
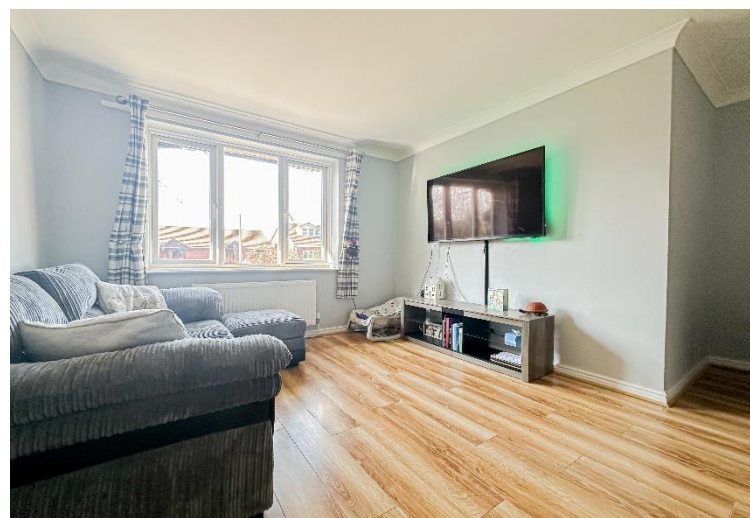


Quarry Street, Woolton, Liverpool, L25 6LG

- Lovely Two Bedroom First Floor Apartment
- Well-Proportioned & Finished Throughout
- Hallway, Reception Room & Fitted Kitchen
- Contemporary Tiled Family Shower Room
- Located In The Desirable Area Of Woolton
- Accessed Via Communal Entrance & Stairs
- Two Bright & Generously Sized Bedrooms
- Allocated Parking & Communal Gardens



Offers Over £190,000









Description

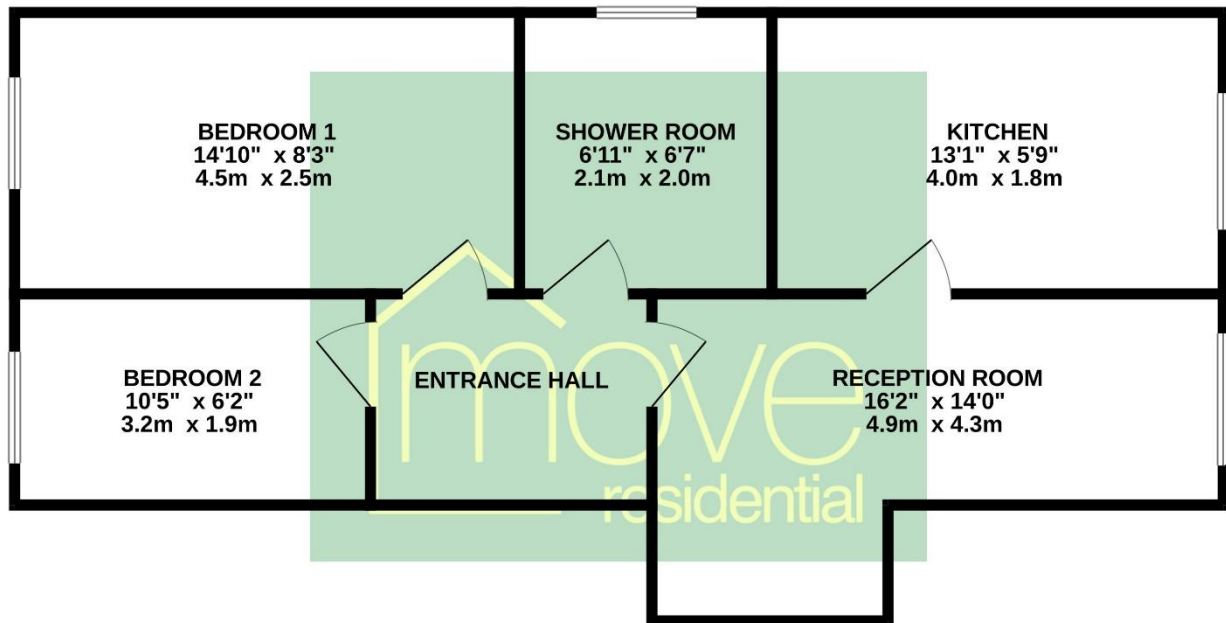
Move Residential are delighted to present to the sales market this brilliant two bedroom first floor apartment found within a desirable development on Quarry Street, in the highly coveted area of Woolton, L25. Boasting spacious and modern accommodation which has been finished in a fresh contemporary décor throughout, this presents an opportunity not to be missed for those looking to downsize in one of South Liverpool's most sought-after suburbs. Accessed via a secure and well-maintained communal entrance and stairs to the first floor, you are greeted into the apartment itself by an inviting entrance hall which leads through to a bright and substantial reception room. Finished to a high standard featuring attractive wood style flooring, this presents a welcoming space to relax and enjoy mealtimes. Following this is a sizable kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. The sleeping accommodation consists of two generously proportioned and well-presented bedrooms, which are accompanied by a deluxe tiled shower room, completing the interior of this lovely apartment. Externally, the property further benefits from an allocated parking space plus communal visitor parking, and residents can enjoy access to the beautifully maintained communal gardens.

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.

Floor Plan

540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 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.