



Woodgreen Road, Old Swan, Liverpool, L13 3EA

- Brilliant Three Bedroom Terrace Property
- Perfect For Investors & First Time Buyers
- Family Lounge, Sitting Room & Kitchen
- Substantial Three-Piece Bathroom Suite
- Located In The Popular Area Of Old Swan
- Spacious & Well-Presented Throughout
- Two Double Bedrooms & Spacious Single
- Low-Maintenance Enclosed Yard to Rear



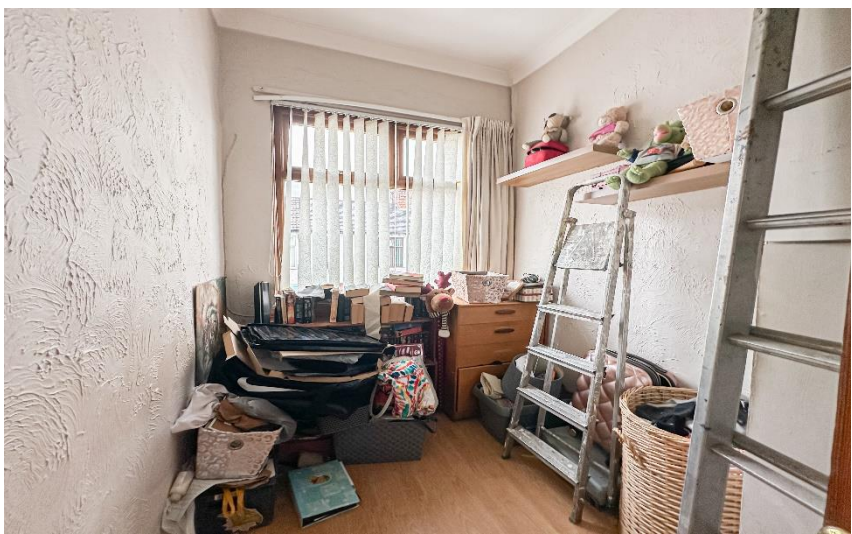
£145,000

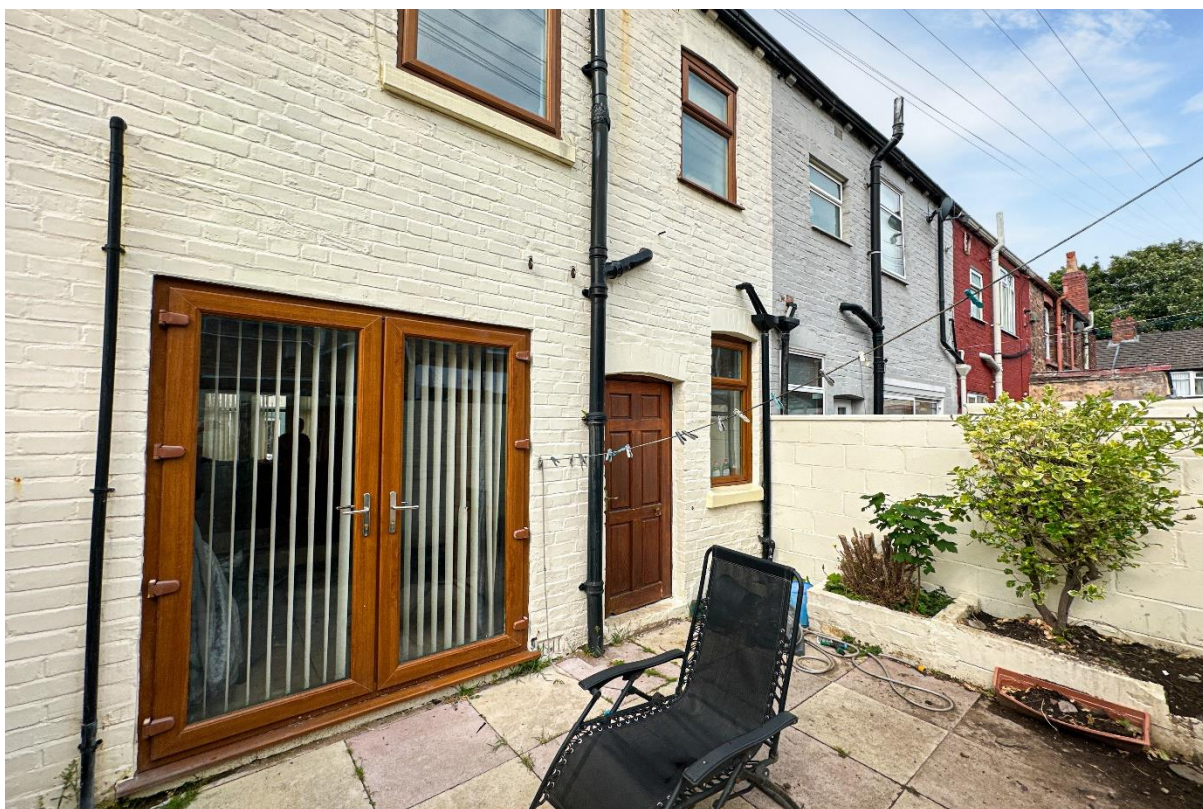












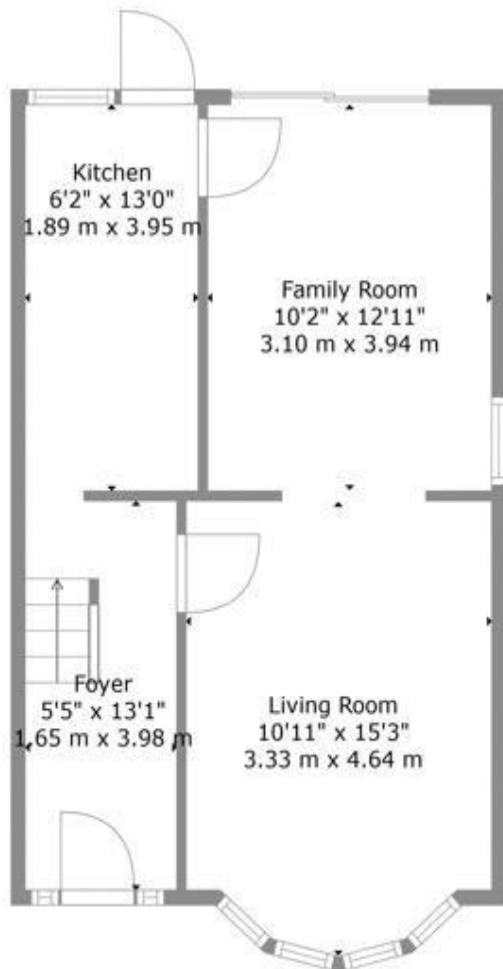
Description

Located on Woodgreen Road in the popular residential community of Old Swan, L13, is this promising three bedroom mid terrace home, introduced to the sales market courtesy of appointed agents Move Residential. Spacious and well-presented throughout, this property promises to make an ideal purchase for first time buyers or investors. Greeted by an inviting entrance hall, you are led into a spacious bay-fronted family lounge which flows seamlessly into a second substantial reception room enjoying a set of French doors out to the rear yard, followed by a sizable kitchen. Continuing up to the first floor you will discover two generously sized double bedrooms and a well-proportioned single room, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed rear yard, providing the ideal spot for enjoying al-fresco dining during the warmer months.

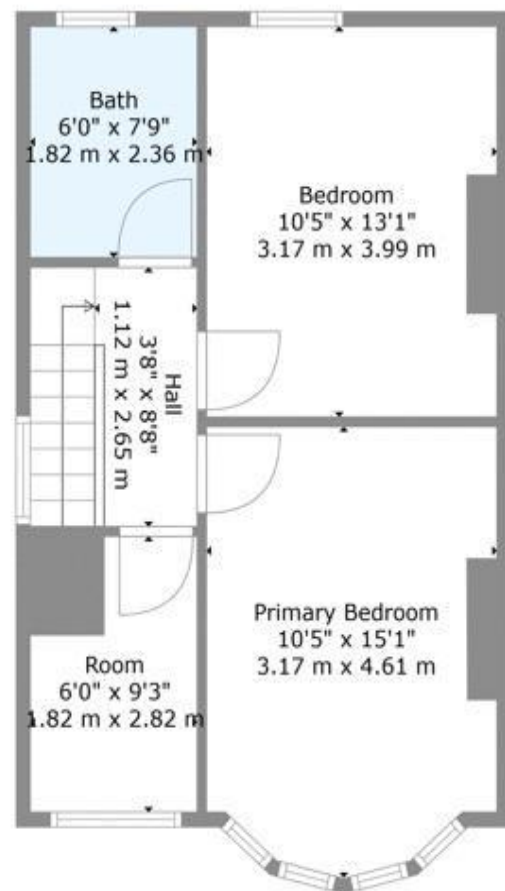
Location

Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi supermarket, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy to let properties in the area. Housing is mainly traditional terraced property in roads off the main Prescot Road, however, some unique older properties, which utilise the local sandstone, exist off Derby Lane. Green space can be found in Doric Park, tucked away off Acanthus Road, and good leisure facilities including a bowling alley, multiplex cinema and restaurants are nearby at Edge Lane Retail Park. The historic reading rooms on Prescot Road have recently been refurbished as a library, a Lifestyles Fitness Centre is available on Bankfield Road and Vagabonds Lawn Tennis Club is located on Queens Drive. Schools include 6th form and technology college, Broadgreen International School as well as Holly Lodge Girls College. There is almost immediate access to the M62 via Edge Lane Drive, and the rest of Liverpool, and the M57, is easily reached via Queens Drive. Bus services both into the City and to surrounding areas are excellent and nearby Broadgreen and Wavertree Technology Park train stations take commuters into and out of the City.

Floor Plan



Floor 1



Floor 2



TOTAL: 906 sq. ft, 84 m2
 FLOOR 1: 453 sq. ft, 42 m2, FLOOR 2: 453 sq. ft, 42 m2
 Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 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.