



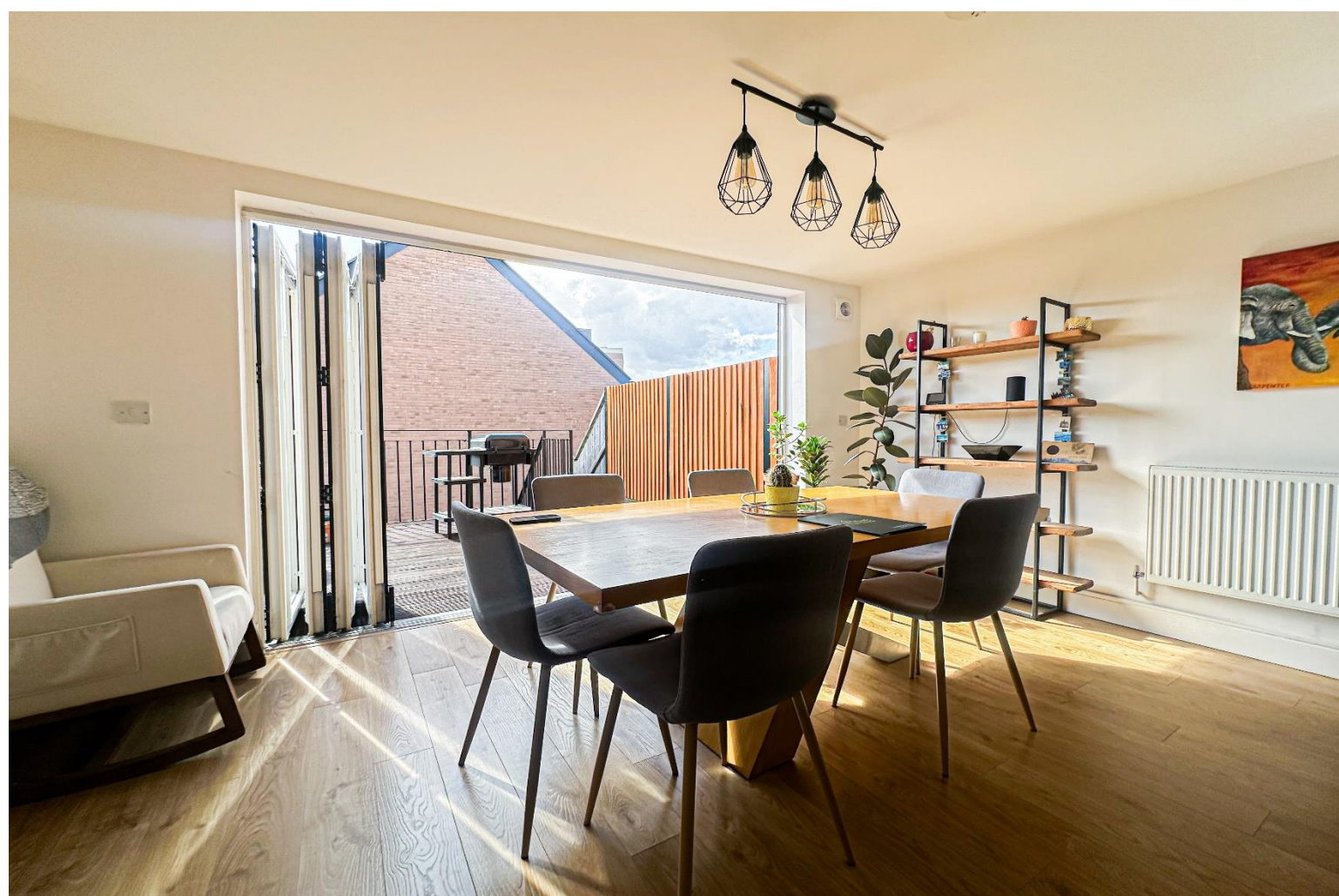
Quarry Street, Woolton, Liverpool, L25 6EZ

- Delightful Three Bedroom Terrace Property
- Rare Find-Available With No Onward Chain
- Welcoming Reception Room & Utility Room
- Ensuite To Master & Deluxe Main Bathroom
- Prime Location In Desirable Area Of Woolton
- Immaculate Open Plan Kitchen Diner & WC
- Three Bright & Generously Sized Bedrooms
- Decking Area & Secure Allocated Parking



Offers in Excess of £335,000



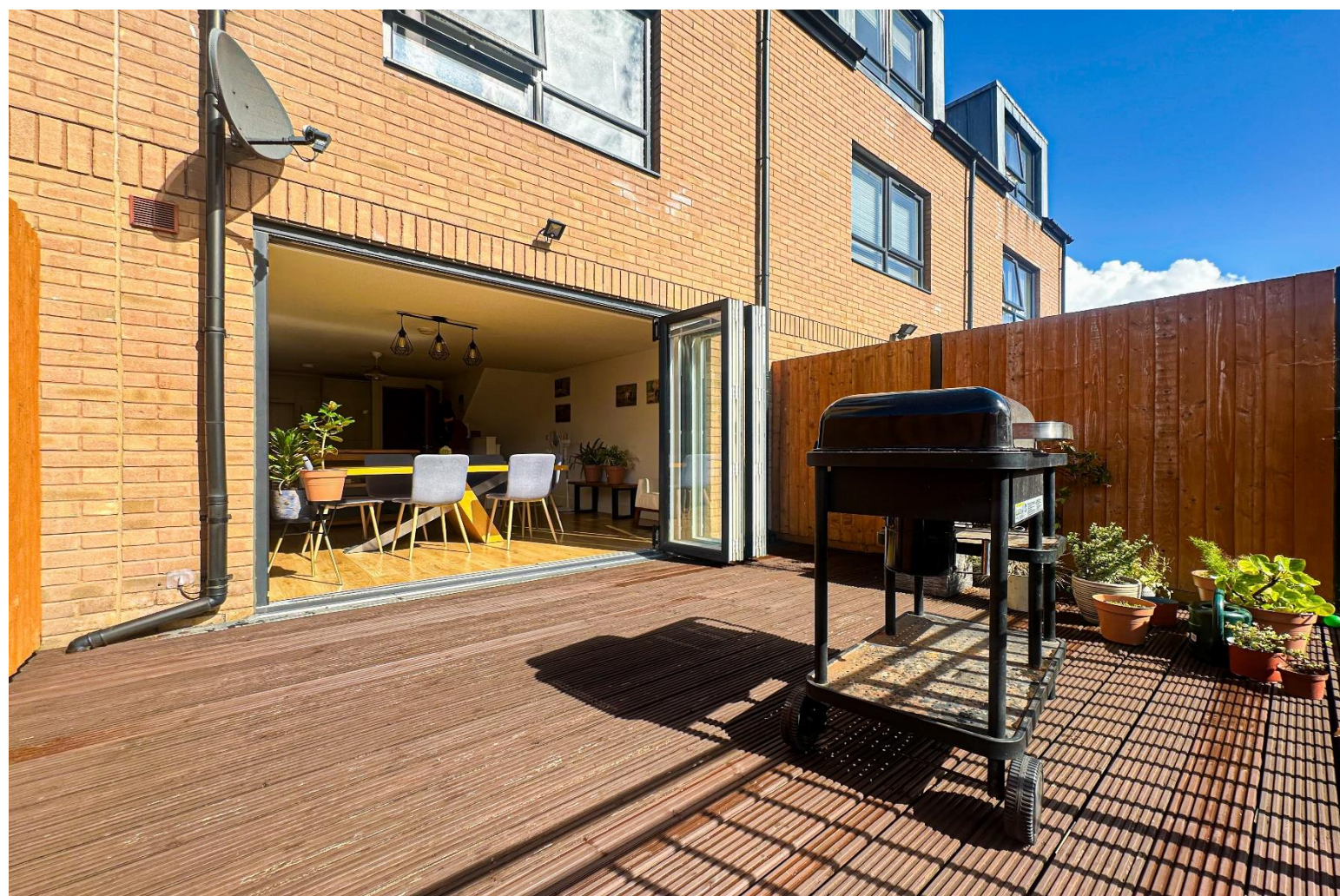
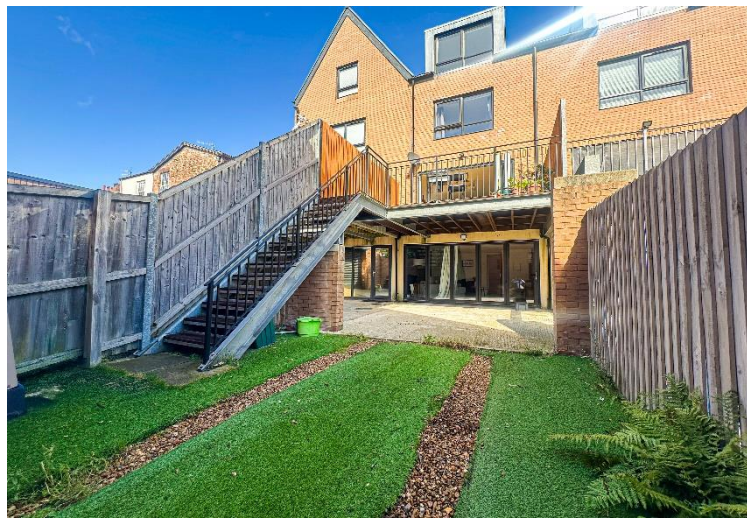
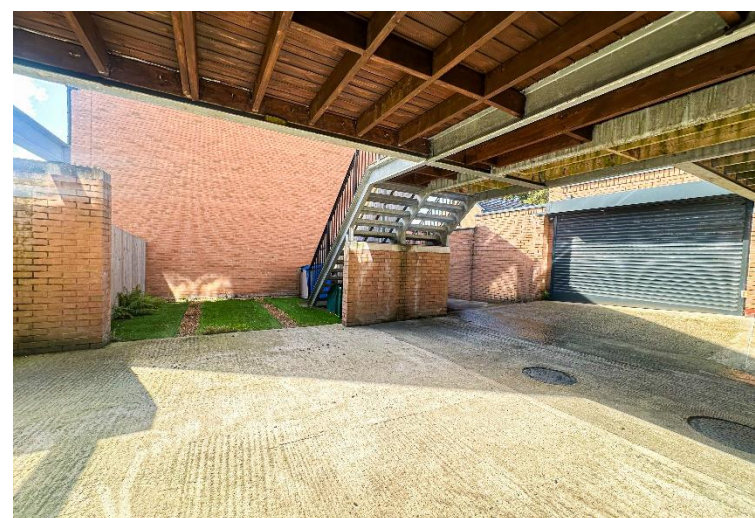












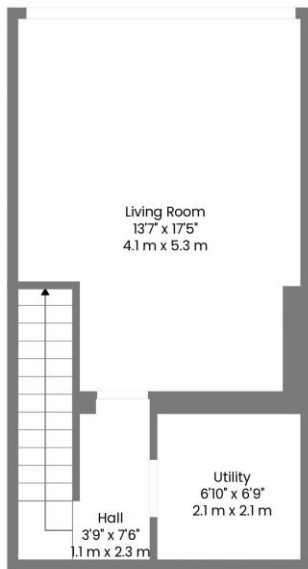
Description

Enjoying an enviable location on Quarry Street in the ever desirable area of Woolton, L25, is this delightful three bedroom terrace home, offered for sale with no onward chain by appointed agents Move Residential. Boasting generous living proportions which have been thoughtfully arranged over four floors and finished to a high standard throughout, this promises to make a wonderful future home for a growing family. An entrance hall greets you into the property, leading through to a stunning open plan kitchen diner which enjoys bi-fold doors to the rear flooding the room with natural light and providing seamless access out onto the decking area. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops and a selection of integrated appliances, whilst the dining area enjoys a fresh contemporary décor featuring attractive wood style flooring, presenting a delightful social setting for enjoying family mealtimes and entertaining guests. Concluding the ground floor is a convenient WC. The lower level is home to a well-equipped utility room and a spacious and beautifully presented family lounge, which also boasts bi-fold doors running the length of the room, offering a welcoming space to relax and unwind. Ascending to the first floor, you will discover a substantial double bedroom along with a well-proportioned single room, both finished to an excellent standard featuring plush carpeting, accompanied by a deluxe three-piece family bathroom suite. At the pinnacle of the property, the second floor is dedicated to the impeccably presented master suite which enjoys the added luxury of a chic ensuite shower room. Externally, a meticulously maintained decking area, accessed via the kitchen diner, presents the perfect spot for enjoying al-fresco dining and entertaining during the summer, and the property further benefits from secure allocated parking.

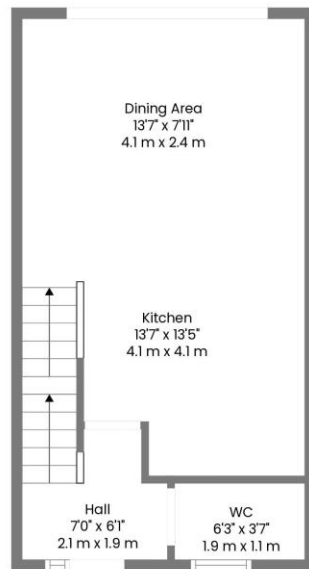
Location

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.

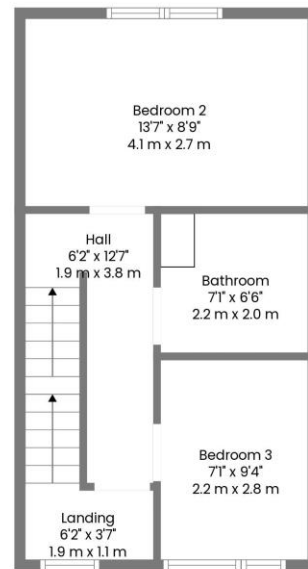
Floor Plan



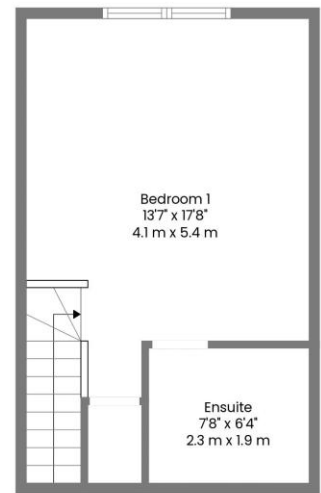
Floor 1



Floor 2



Floor 3



Floor 4

TOTAL: 1250 sq. ft, 116 m2

BELOW GROUND: 296 sq. ft, 27 m2, FLOOR 2: 343 sq. ft, 32 m2, FLOOR 3: 343 sq. ft, 32 m2, FLOOR 4: 268 sq. ft, 25 m2

EXCLUDED AREAS: UTILITY: 47 sq. ft, 4 m2, LOW CEILING: 27 sq. ft, 2 m2, WALLS: 102 sq. ft, 10 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	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.