



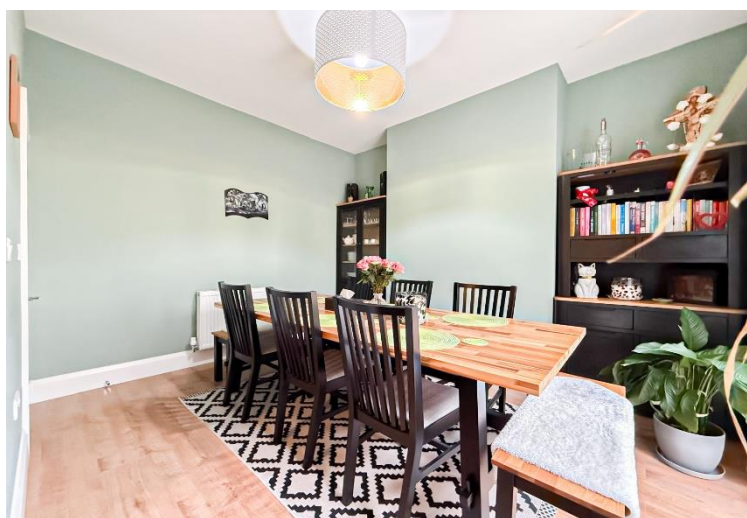
Woodhall Road, Old Swan, Liverpool, L13 3EH

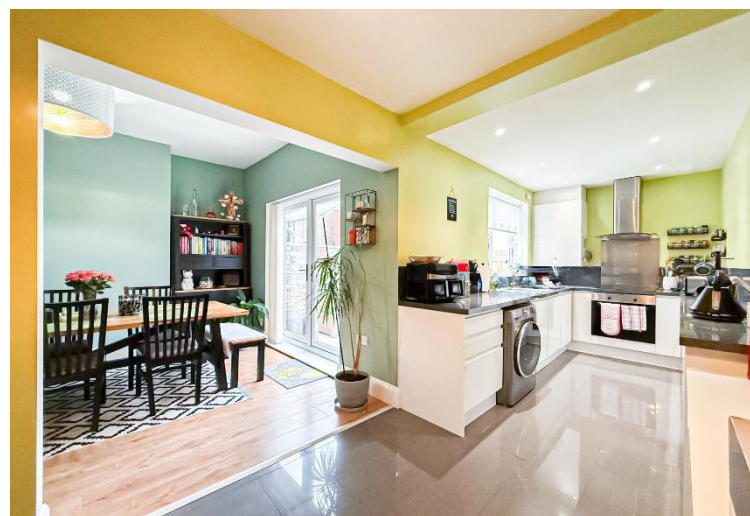
- Delightful Three Bedroom Terrace Property
- Well-Proportioned & Beautifully Presented
- Dining Area Opening Into Modern Kitchen
- Deluxe Three-Piece Family Bathroom Suite
- Located In The Popular Area Of Old Swan
- Entrance Hall & Bay-Fronted Living Room
- Three Bright & Well-Presented Bedrooms
- Low-Maintenance Enclosed Yard To Rear



Offers in Excess of £170,000















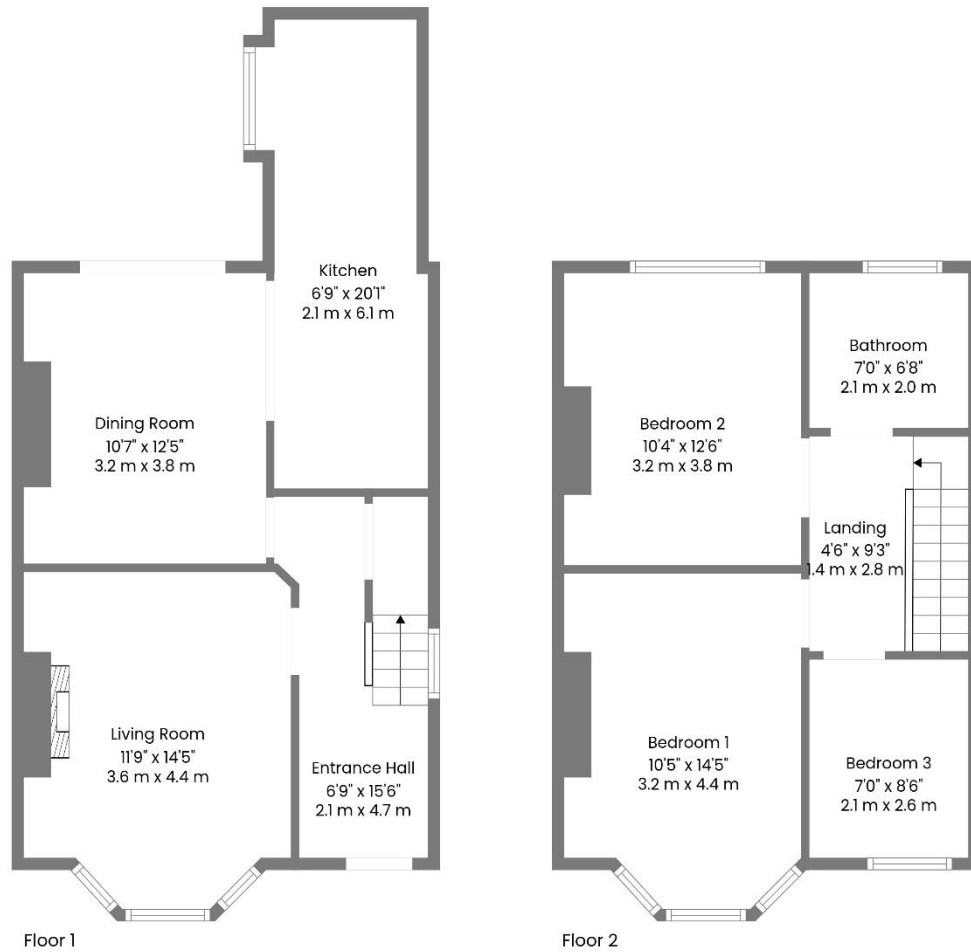
Description

Located on Woodhall Road in the popular residential community of Old Swan, L13, is this delightful three bedroom terrace home, arriving at the sales market courtesy of appointed agents Move Residential. Well-proportioned and beautifully presented throughout, this promises to make an ideal purchase for first time buyers looking to get on the property ladder. An entrance hall greets you into the property, leading through to a spacious bay-fronted family lounge which presents a welcoming space to relax and unwind, finished in a tasteful décor featuring attractive wood style flooring. This is followed by a an impeccably presented dining area which enjoys french doors out to the rear yard, and flows seamlessly into a modern fitted kitchen, creating a social open plan setting for entertaining and cooking in company. Continuing up to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a smartly flagged rear yard which presents an idyllic spot for al-fresco dining during the summer.

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



TOTAL: 982 sq. ft, 91 m2

FLOOR 1: 525 sq. ft, 49 m2, FLOOR 2: 457 sq. ft, 42 m2

EXCLUDED AREAS: BAY WINDOW: 5 sq. ft, 0 m2, WALLS: 100 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		88 B
69-80	C	72 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.