



Halewood Road, Woolton, Liverpool, L25 5PG

- Delightful One Bedroom Ground Floor Apartment
- Prime Location In Ever Desirable Area Of Woolton
- Entrance Hall, Generous Lounge & Fitted Kitchen
- Sizable Shower Room & Convenient Utility Room
- Found Within Popular Retirement Development
- No Onward Chain—Ideal For Those Downsizing
- Substantial & Well-Presented Double Bedroom
- Lovely Communal Gardens & Allocated Parking



£89,950









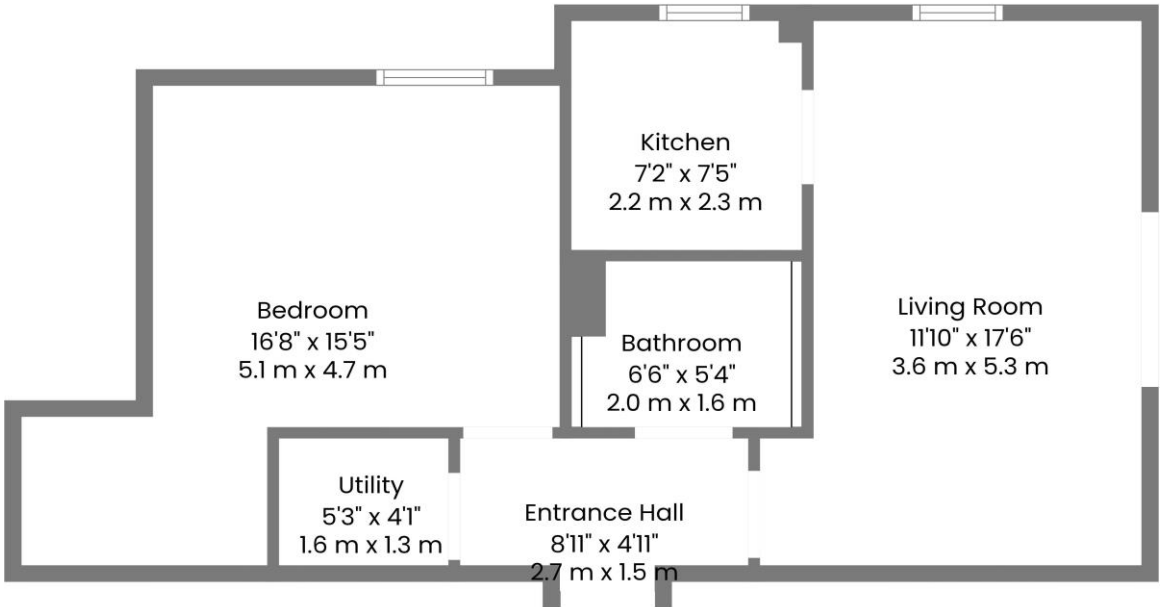
Description

Move Residential area thrilled to offer to the sales market this delightful one bedroom ground floor apartment, located within a sought-after retirement development in the ever desirable area of Woolton, L25. Available for sale with no onward chain, this presents an opportunity not to be missed for those looking to downsize. An entrance hall greets you into the apartment, leading through to a bright and spacious reception room, which enjoys direct access out to a patio area, followed by a sizable fitted kitchen. Continuing through you will find a generously sized double bedroom, which is served by a shower room, and adding the finishing touch to the interior of the apartment is a convenient utility room. Residents of the building further enjoy access to the beautifully maintained communal gardens, and allocated off-road 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



TOTAL: 533 sq. ft, 49 m2
FLOOR 1: 533 sq. ft, 49 m2
EXCLUDED AREAS: WALLS: 53 sq. ft, 5 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 Misstatement. 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		
69-80	C	77 C	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.