

## Woodhall Road, Old Swan, Liverpool, L13 3EH

- Refurbished Three Bedroom Terrace Property
- Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Family Lounge
- Three Bedrooms & Deluxe Family Bathroom
- Located In The Residential Area Of Old Swan
- Well-Proportioned & Immaculately Finished
- Sitting Room & Newly Fitted Kitchen Diner
- Well-Maintained Enclosed Yard To The Rear



Offers Over £170,000







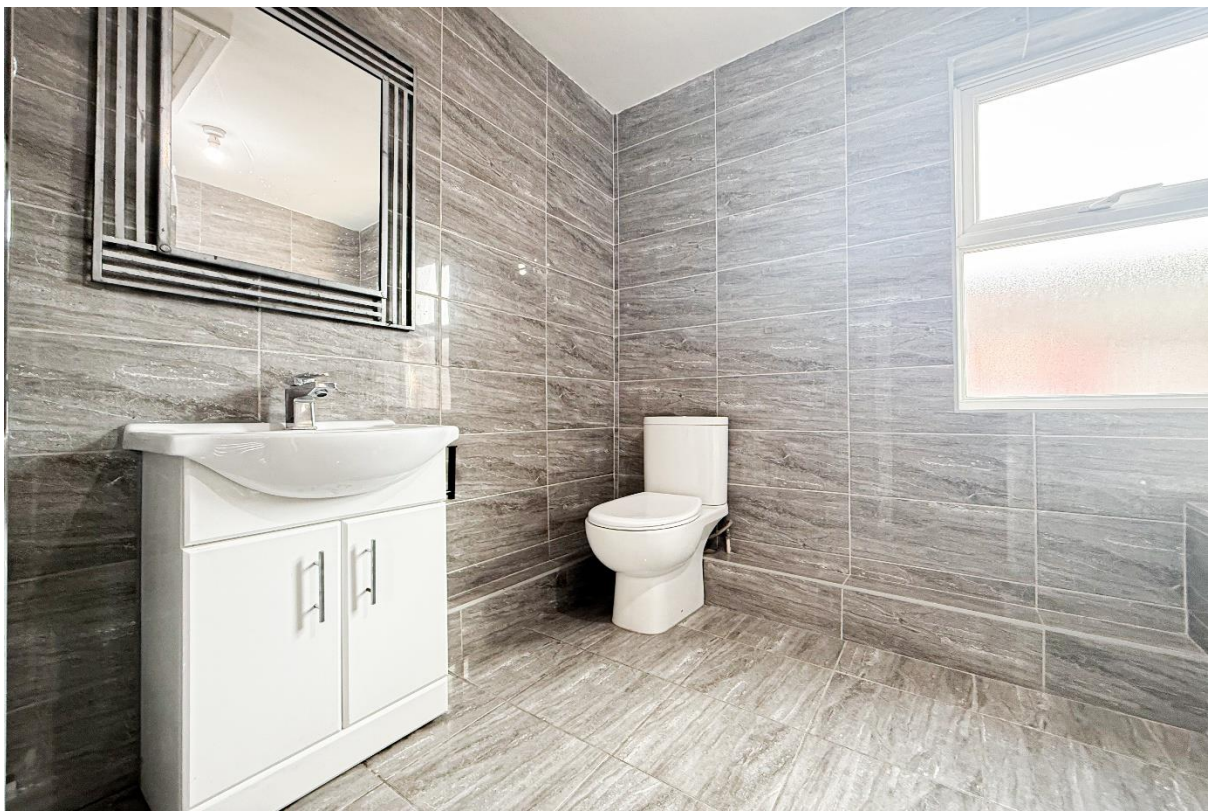


















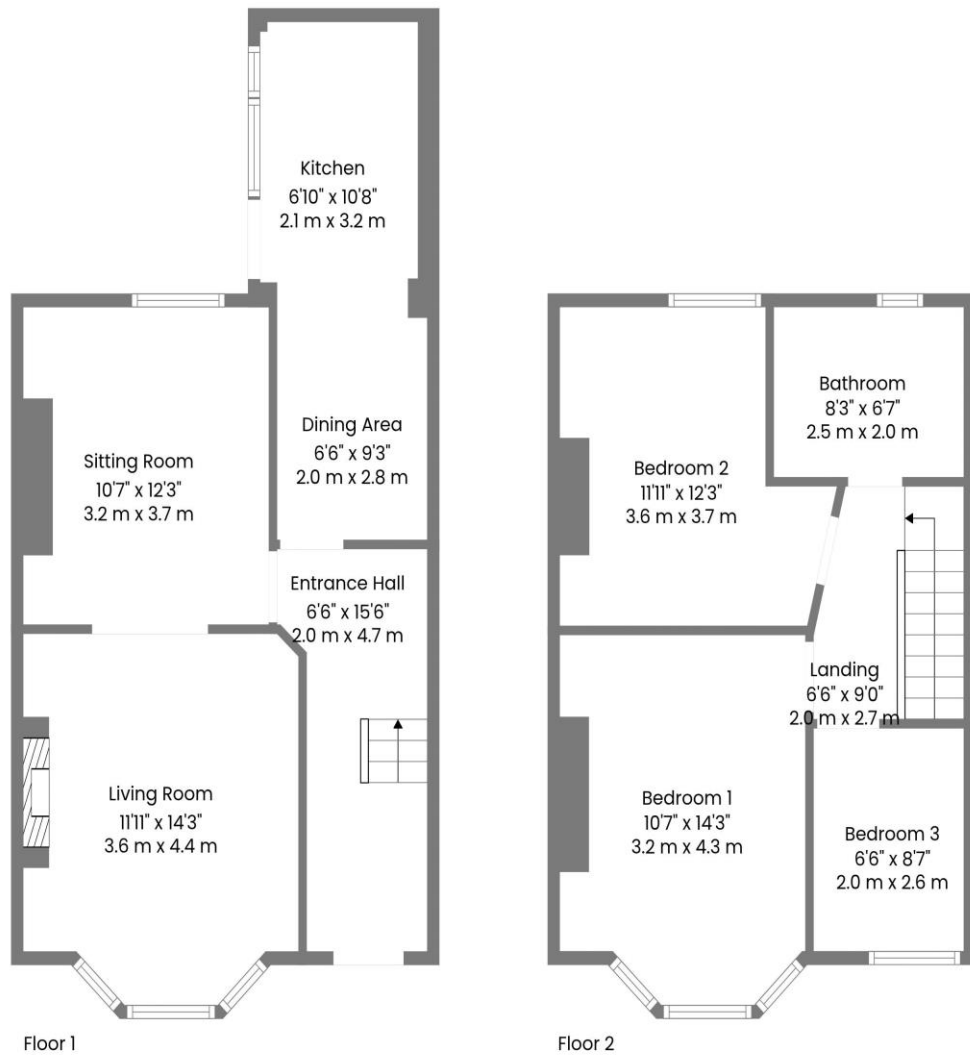
## **Description**

Presenting an opportunity not to be missed for first time buyers, is this newly refurbished three bedroom terrace home located on Woodhall Road in the popular residential area of Old Swan, L13. Well-proportioned and finished to an immaculate standard throughout, this promises to make an ideal purchase for those searching for a property that is ready to move into right away with no work needed. An inviting entrance hall greets you into the property, boasting attractive wood style flooring which continues through to the spacious family lounge. Enjoying a bay window and stunning feature fireplace, this presents an elegant and welcoming space for relaxation and entertaining. The lounge is followed by a second substantial and beautifully presented reception room, and a newly fitted extended kitchen complete with a range of stylish base and wall units, complementary worktops, and ample room to accommodate a dining table, offering a social setting for sharing mealtimes and cooking in company. Continuing up to the first floor, you will find three generous bedrooms, each impeccably finished in a neutral décor, accompanied by a deluxe three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed yard to the rear.

## **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: 970 sq. ft, 90 m2**

FLOOR 1: 525 sq. ft, 49 m2, FLOOR 2: 445 sq. ft, 41 m2

EXCLUDED AREAS: WALLS: 100 sq. ft, 9 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		
69-80	C	71 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.