



Ribble Road, Woolton, Liverpool, L25 5PN

- Three Bedroom Semi Detached Family Home
- Modern Fitted Kitchen
- Three Generously Sized Bedrooms
- Off Road Parking & Garage
- Popular Residential Location
- Inviting Family Lounge & Formal Dining Room
- Ground Floor WC & Family Bathroom
- Hard Landscaped Rear Garden



Offers in Excess of £180,000











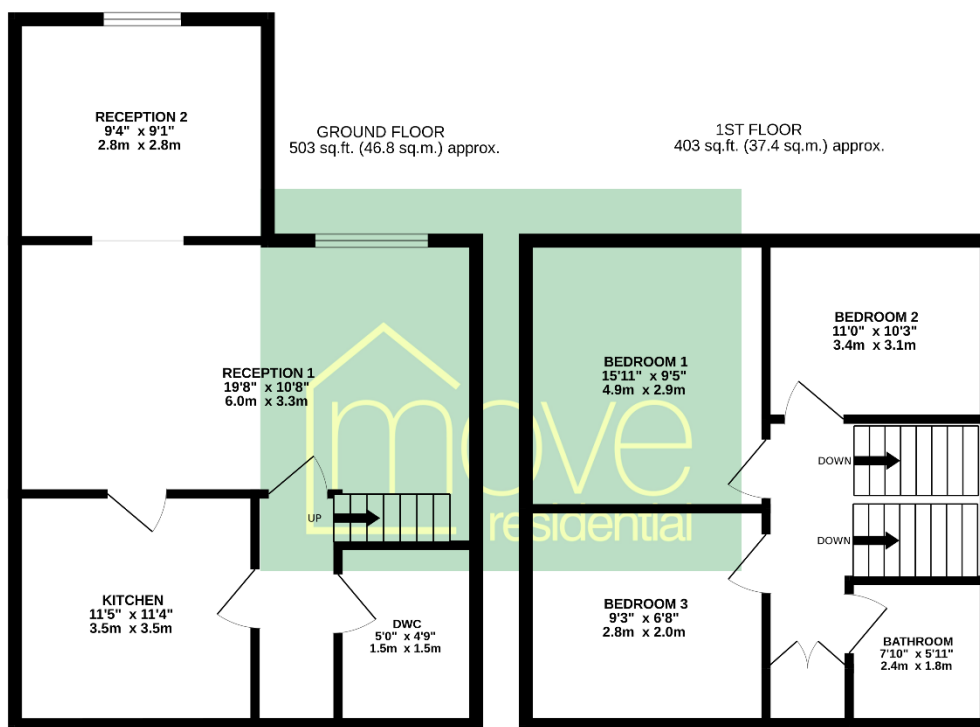


Description

Located on Ribble Road in the popular suburb of Woolton, L25, is this delightful three bedroom semi detached property, welcomed to the market by Move Residential. In brief, the property comprises; a welcoming entrance hallway, a modern fitted kitchen with integrated appliances, an inviting family lounge with eye catching feature fireplace that flows seamlessly into a dedicated formal dining room area, and a convenient ground floor WC. To the first floor, you will find two generously sized double bedrooms, a well proportioned single bedroom and a contemporary style three piece family bathroom suite. Externally, to the front of the property, off road parking is provided along with a single garage and a neatly manicured front garden. To the rear there is a low maintenance hard landscaped garden, ideal for alfresco dining. Further benefits to the property include double glazing and gas central heating.

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.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.