Vale Road, Woolton, L25 7RY

- Charming Two Bedroom Terrace Property
- Beautifully Presented and Maintained
- Modern Fitted Kitchen & Downstairs WC
- Luxurious Fully Tiled Family Bathroom

- Located in Sought After Area of Woolton
- Bright and Spacious Through Lounge
- Two Generously Sized Double Bedrooms
- Well Maintained Enclosed Yard to Rear

£180,000

Description

Move Residential are thrilled to offer for sale this charming two bedroom terrace home, located on Vale Road in the highly sought after area of Woolton, L25. Enjoying deceptively spacious living proportions and beautiful presentation throughout, this fantastic home is ready to move into and would be an ideal purchase for a first time buyer looking to get on the property ladder. Entering the property, you are immediately greeted by a bright and spacious through lounge, boasting a stylish and neutral décor, and featuring an eye-catching fireplace at the centre. With ample room to accommodate both a lounge space and a dining area, this is a brilliant sociable space for both relaxing and enjoying mealtimes. The property has been extended to the back, accommodating a generously sized galley kitchen, complete with a range of modern fitted base and wall units, along with plentiful worktop space. Completing the ground floor is a convenient WC. Ascending to the first floor, you will find a vast master bedroom, occupying the full width of the property, along with a second well-proportioned double bedroom. Concluding the interior of the property is a luxurious fully tiled family bathroom suite. To the rear, the property benefits from a well maintained enclosed courtyard, providing the perfect spot to enjoy the sun during the warmer months.
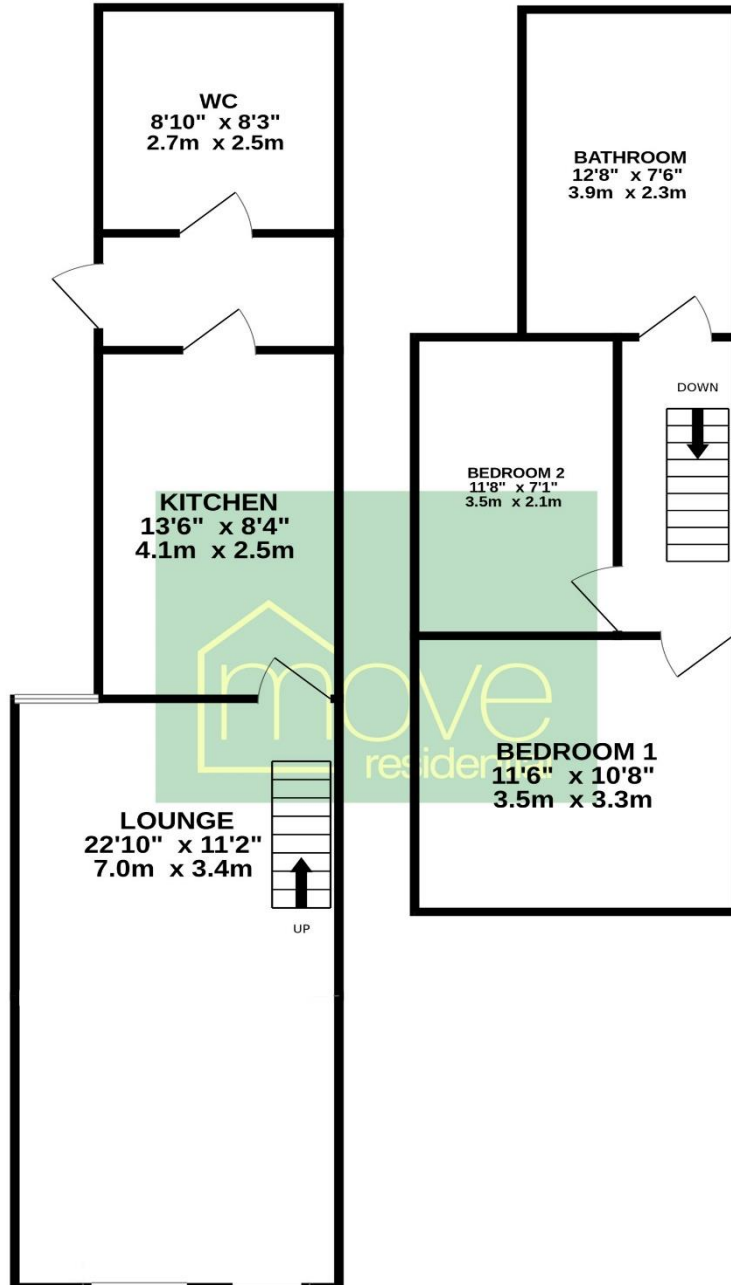
Location

Vale Road is situated off Menlove Avenue, which is within the popular residential area of Woolton, L25. 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

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.

WC
8'10" x 8'3"
2.7m x 2.5m

BATHROOM
12'8" x 7'6"
3.9m x 2.3m

DOWN

KITCHEN
13'6" x 8'4"
4.1m x 2.5m

BEDROOM 2
11'8" x 7'1"
3.5m x 2.1m

BEDROOM 1
11'6" x 10'8"
3.5m x 3.3m

LOUNGE
22'10" x 11'2"
7.0m x 3.4m

UP

TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 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.