



## 1 Pearce Close

Woolton, Liverpool, L25 4UN

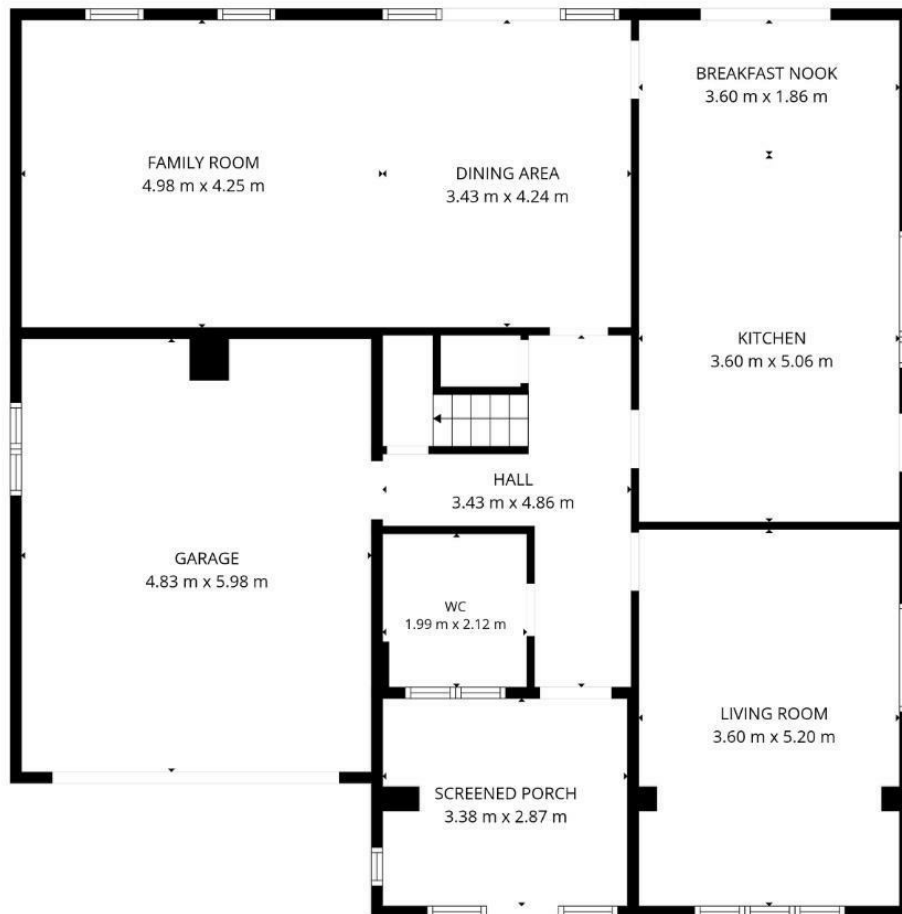
**Offers over £725,000**



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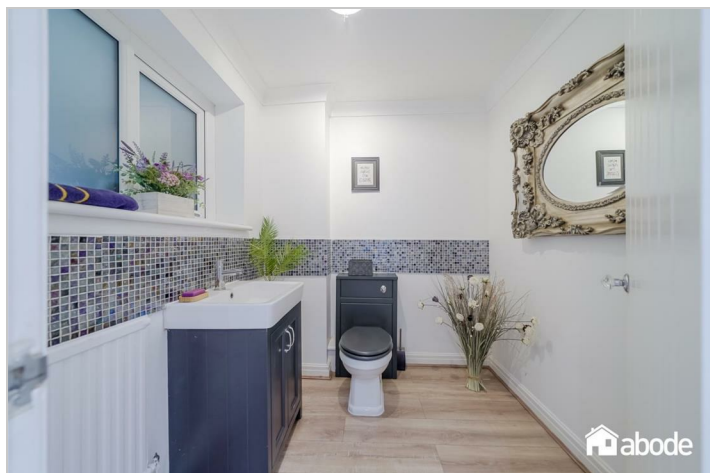
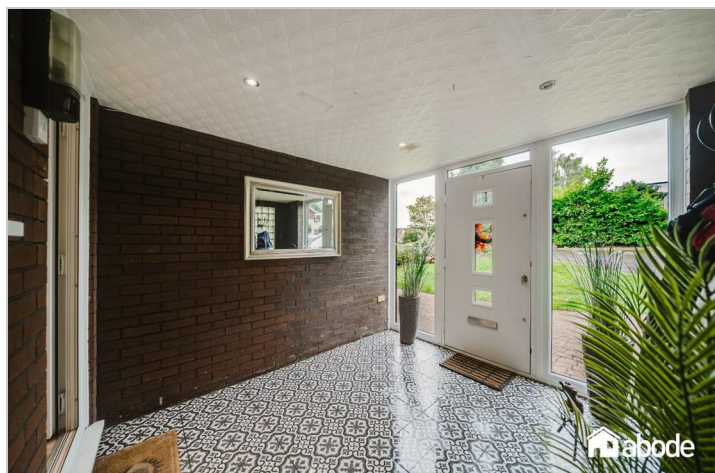


**TOTAL: 179 m2**

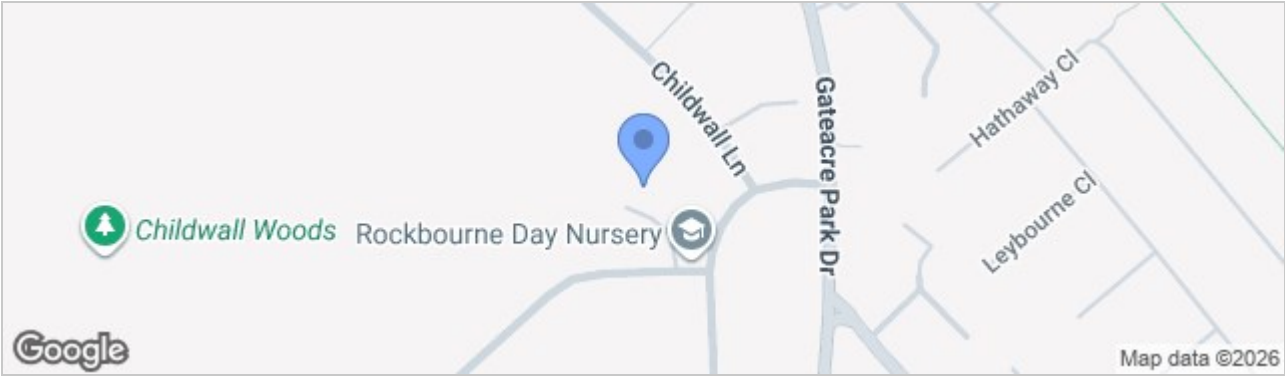
Ground floor: 98 m2, 1st floor: 81 m2

EXCLUDED AREAS: SCREENED PORCH: 10 m2, GARAGE: 29 m2, WALLS: 16 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Road Map



Hybrid Map



Terrain Map



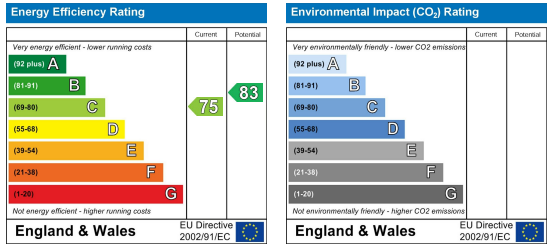
- **STUNNING DETACHED FAMILY HOME**
- **TWO BATHROOMS PLUS SPACIOUS GROUND FLOOR WC & SAUNA ROOM**
- **THREE SPACIOUS RECEPTION ROOMS**
- **FOUR BEDROOMS**
- **LARGE OPEN PLAN KITCHEN DINING AREA**
- **DOUBLE GARAGE & DRIVEWAY**
- **BEAUTIFULLY LANDSCAPED & SECLUDED REAR GARDEN**
- **EXCELLENT LOCAL SCHOOLS**
- **WALKING DISTANCE TO AWARD WINNING WOOLTON VILLAGE**
- **CHECK STAMP DUTY CALCULATOR FOR AFFORDABILITY**

Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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