

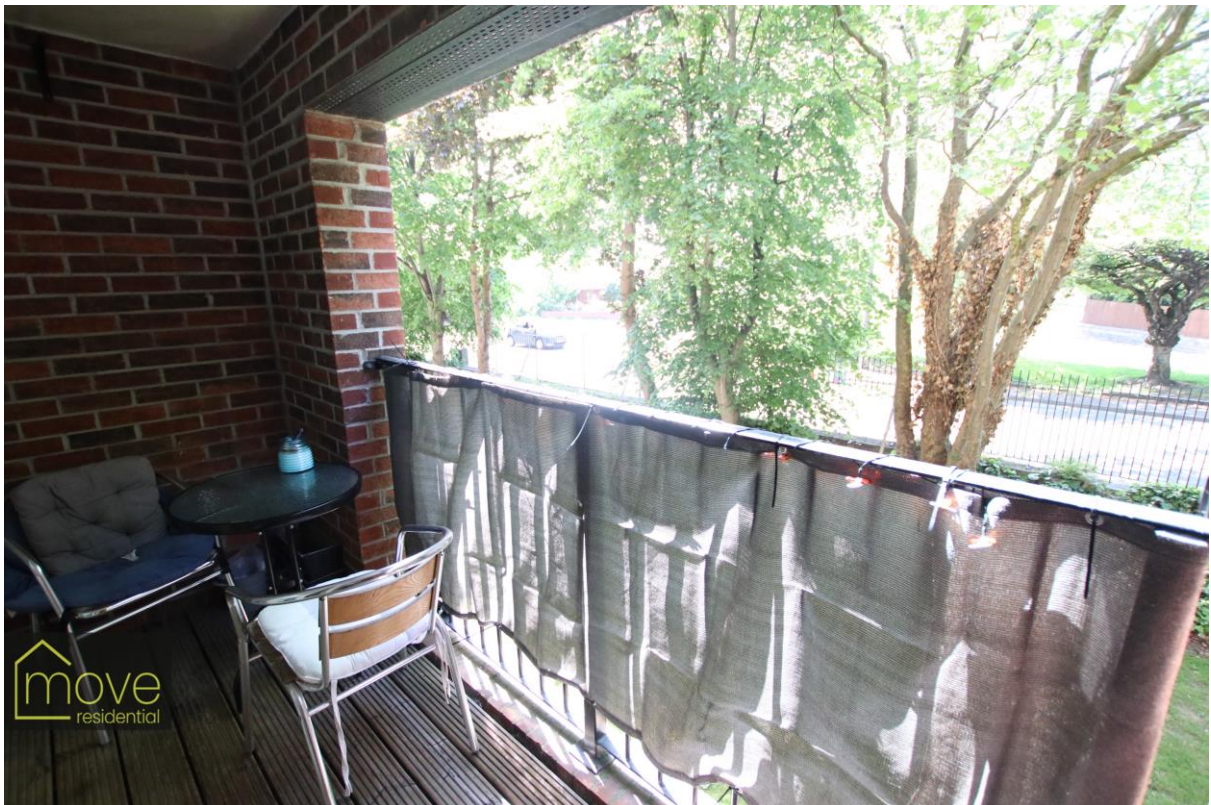


Woodsome Park, Woolton, Liverpool, L25 5HA

- Three Bedroom First Floor Apartment
- Well Presented Throughout
- Three Generously Sized Bedrooms
- Three Piece Family Bathroom Suite
- Great Investment Opportunity - Let until March 2024!
- Open Plan Lounge Diner with Private Balcony
- Modern Fitted Kitchen
- Off Road Parking & Communal Gardens



£125,000







Description

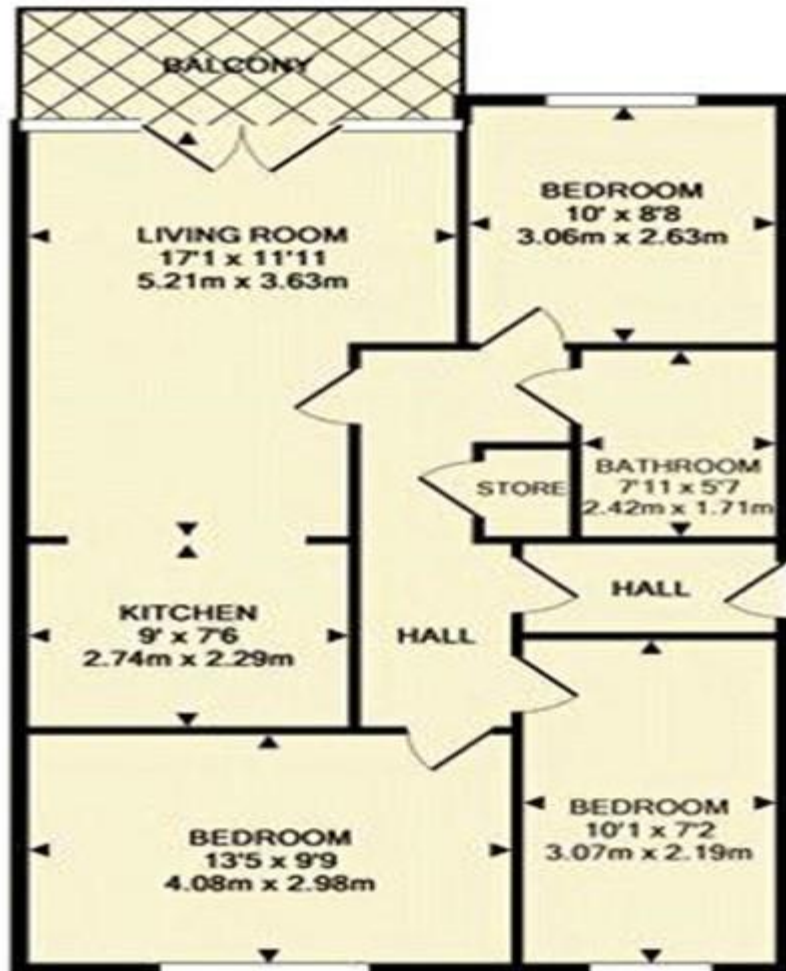
Move Residential is pleased to offer for sale this exceptionally well presented three bedroom apartment located on Woodsome Park in the desirable suburb of Woolton, L25. A fantastic investment opportunity, the property is currently let out until March 2024 and is achieving an attractive rental income of £700 per month. Accessed via a well maintained communal entrance point, the property is located on the first floor which is accessed via a set of stairs. Upon entering the property, you are greeted to a welcoming entrance hallway that opens into a spacious lounge diner which is finished in a tasteful decor with access to an impressive private balcony. Flowing seamlessly from the lounge area is a modern fitted kitchen. The bedroom accommodation consists of two generously sized double bedrooms and a well proportioned single bedroom. Additionally, there is a three piece family bathroom suite. Furthermore, the property benefits from double glazing and economy 7 heating throughout. Externally, the property enjoys allocated parking and communal gardens.

Location

Slightly further out from the 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 centre of Woolton and a small number of apartment developments. Towards the centre of Woolton Village there is a collection of Grade II listed buildings including Georgian terraces and Victorian municipal buildings, such as the library and swimming baths. Woolton Village is a designated conservation area due to the historical value of many of its buildings. Green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers and Reynolds Park all within L25, not to mention Strawberry Fields. 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. Schools in the area are highly regarded and include St Francis Xavier's (SFX) College and Woolton primary school. Liverpool South Parkway 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.