



A semi-detached 5 bedroomed family residence which has been extended and improved to a high standard. The property benefits from double glazing, central heating and front and rear gardens with a driveway providing off road parking and a garage. The property is currently let by way of a 6 month Assured Shorthold Tenancy commencing 13th September 2013 (expires March 2014) at a rental of £1,500 per calendar month.

Situated The property is situated on the left hand side of Woolton Road when travelling from the junction with Blackwood Avenue/Gateacre Park Drive travelling towards Gateacre Brow. This desirable location is well placed for a wide range of amenities which are readily available at the historic Woolton Village. The Village offers a good selection of amenities including superstores, shops, restaurants, bars, places of worship and health centres. There is good schooling across all age ranges and a strong local transport service. Recreation facilities can be enjoyed at Reynolds Park, Woolton Woods/Camp Hill and Calderstones Park. Major road and motorway links are close by bringing Liverpool city centre and many further conurbations to within easy reach

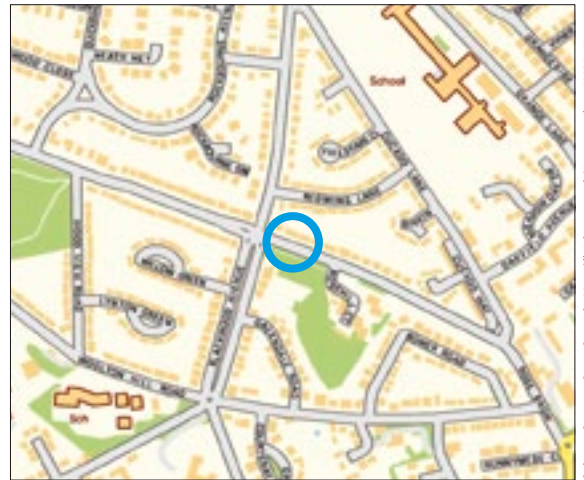
Ground Floor Reception hall, wc, 2 reception rooms, Kitchen/dining room, spacious conservatory/family room.

First Floor 3 bedrooms and an attractive family bathroom, separate wc.

Second Floor 2 further bedrooms, Dressing room, Shower room/W.C.

Outside Accessed via attractive and impressive wrought iron gates and driveway which has been block paved for easy maintenance and car parking, Garage. The rear garden is accessed via several steps to a good sized flagged patio area, a lawn and attractive shrub and herbaceous borders.

EPC Rating D



Not to scale. For identification purposes only

