

Woodland Road, Liverpool, L4

Asking Price £170,000

SuttonKersh



Situated on Woodland Road in a well-established residential area of Liverpool, this attractive home offers well-proportioned accommodation ideally suited to a range of buyers, including first-time purchasers, families and investors alike. The property provides bright and spacious living accommodation throughout, comprising a welcoming entrance hallway, generous reception room, fitted kitchen and well-sized bedrooms. The accommodation is further enhanced by a family bathroom and benefits from ample natural light throughout. Externally, the property enjoys a private rear yard/garden, offering space for outdoor seating and entertaining, while on-street parking is available to the front. Conveniently positioned for a wide range of local amenities, schools, shops and transport links, the property also provides easy access to Liverpool City

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

End Terraced House

Two Reception Rooms

Kitchen

Utility Room

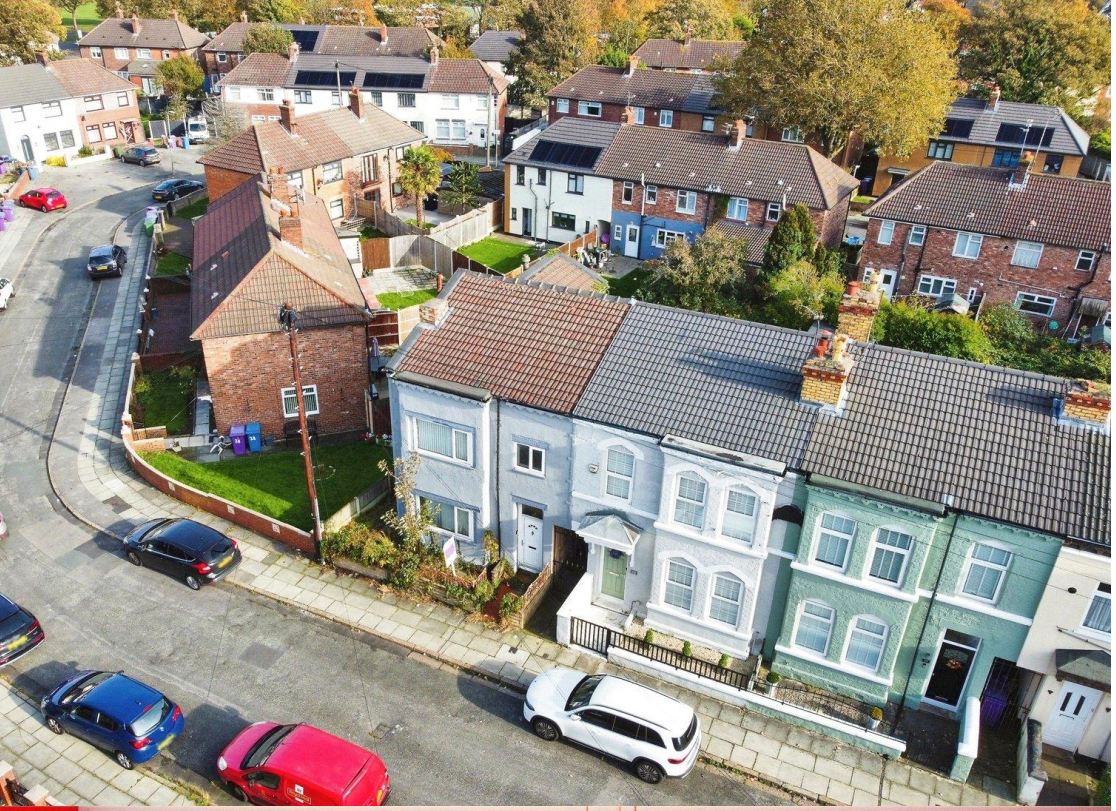
Four Bedrooms

Family Bathroom

Rear Garden

In Need Of Modernisation

No Chain Delay










COLD
HOT









Ground Floor

Entrance Hall

Lounge 3.95m x 3.84m (13' x 12'7")

Dining Room 3.46m x 3.88m (11'4" x 12'9")

Kitchen 3.54m x 1.65m (11'7" x 5'5")

Utility Room 3.26m x 1.79m (10'8" x 5'10")

First Floor

Landing

Bedroom One 3.87m x 3.40m (12'8" x 11'2")

Bedroom Two 3.48m x 2.37m (11'5" x 7'9")

Bedroom Three 3.44m x 2.39m (11'3" x 7'10")

Bedroom Four 3.48m x 2.28m (11'5" x 7'6")

Family Bathroom 3.22m x 1.80m (10'7" x 5'11")

Outside

Rear Garden

Tenure
Freehold

Council Tax
Band A

EPC
D



Total floor area 112.4 m² (1,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Viewing arrangement by appointment

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Agent's note: