



A semi-detached 4 bedroom, 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. The property is currently let by way of an Assured Shorthold Tenancy commencing 15th August 2013 (expires August 2014) at a rental of £15,000 per annum.

**Situated** On Woolton Road within an established South Liverpool suburb. The surrounding district is mature and established and a number of amenities are offered locally including popular schooling covering all age ranges and faith groups in addition to a selection of local shopping facilities available at Woolton Road. Recreation ground and open space can be enjoyed at a number of locations including the Blackwood which is situated within walking distance or alternatively at Calderstones Park which is only a short car journey away. A wide range of shopping facilities are available at nearby Woolton Village which also offers a wide selection of restaurants and wine bars in addition to a local cinema. Alternatively, Allerton Road offers a comprehensive range of amenities including both local and superstore shopping. Public transport services are available in the area and a comprehensive local road network brings Liverpool city centre to within easy reach.

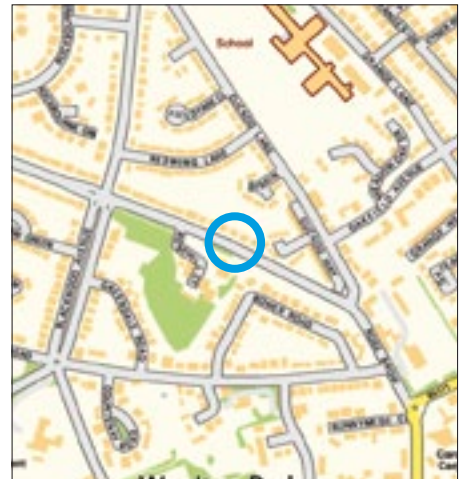
**Ground Floor** entrance hall, cloakroom/wc, lounge, dining room, modern fitted kitchen and spacious conservatory/family room to the ground floor.

**First Floor** 3 bedrooms and an attractive family bathroom/wc.

**Second Floor** 1 further bedroom/study

**Outside** To the front of the property there are wrought iron gates and walled frontage with hedgerow behind, external lighting, gate to side, block paved driveway providing off road parking. To the rear there is an extensive timber decked patio area with steps leading to a generous sized lawn, mature, established and well stocked borders, timber shed, further timber decked patio area, water laid on, external lighting.

**EPC Rating** D



Not to scale. For identification purposes only

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