



## Woodrock Road, Liverpool, L25

**£260,000**

**Tenure:** Freehold, **Bedrooms:** 3

Offers in Region of

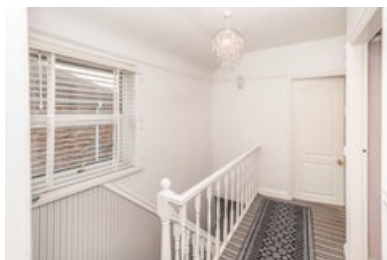
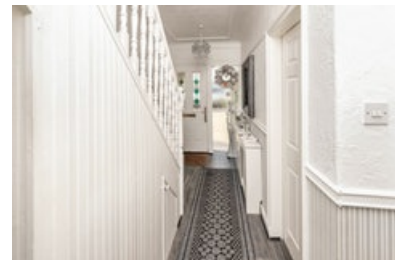
Housesimple is pleased to present this property in Liverpool.

## Key features:

- Large rear garden
- Woolton Village
- Log Burner
- Schools
- Extended Kitchen
- Calderstones Park
- Transport Links
- 2 large double bedrooms
- Snug
- Golf Courses

## Extra info:

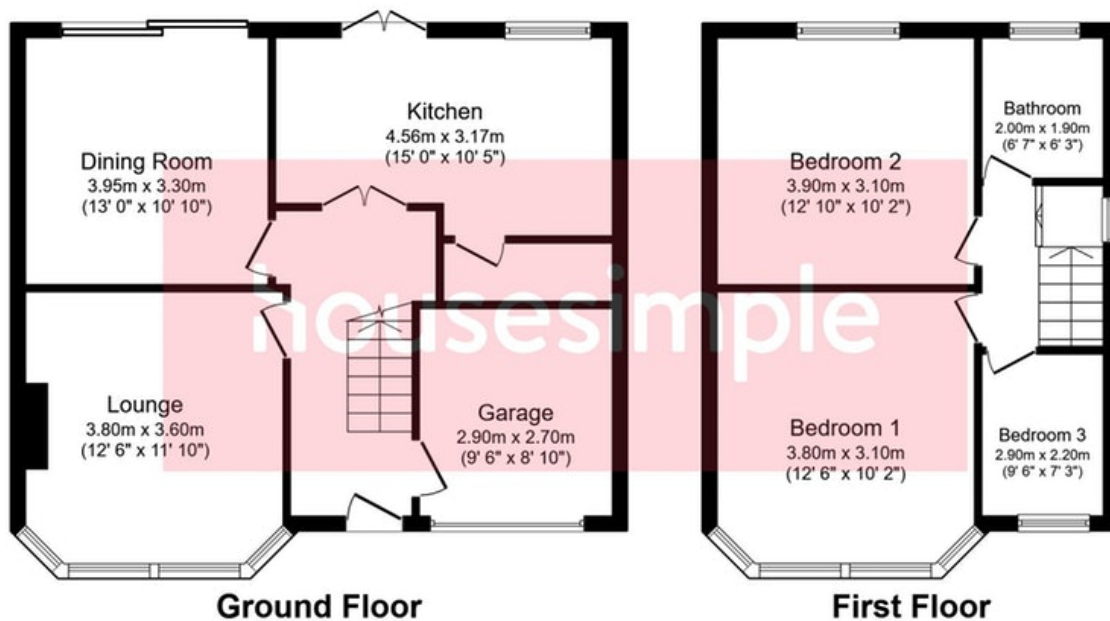
- **Property Age:** 89 years
- **Council Tax:** Band C (£1733.22 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



Situated in the heart of the highly sought after Woolton Village, is this beautifully presented 3 bedroom semi detached house. This property would be ideal for a family, as it falls in the catchment area of some great schools and would equally be a perfect home for a professional couple due to its access to commuter links into Liverpool city centre and beyond. A short walk from the property and you are in the centre of the picturesque village, which is steeped in history and charm and has an abundance of shops, pubs, wine bars and restaurants. There is plenty of green spaces to enjoy, with Camp Hill, Calderstones Park and Sefton Park just a stones throw away, as well as a handful of prestigious golf courses nearby.

Spacious and modern, with a country feel, this property has lots to offer. From cosy log burners, dining and living spaces, a stunning extended modern kitchen with a separate utility area, its the perfect home for entertaining family and friends. The garden to the rear is a fantastic size, with a raised decked area, perfect for alfresco dining on those summer evenings. To the front of the property is a private driveway and lawned area. Upstairs are two large double bedrooms and a smaller front bedroom, ideal for a nursery, dressing room or study. There is also a good sized family bathroom. This lovely home has so much to offer and is not to to be missed, book your viewing online today.

## Floor plan:



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](http://www.focalagent.com)

## Energy Performance Certificate:

**Energy Performance Certificate**

25, Woodrock Road  
LIVERPOOL  
L25 8RE

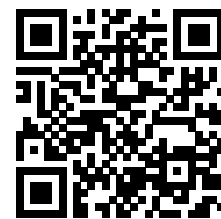
Dwelling type: Semi-detached house  
Date of assessment: 11 March 2011  
Date of certificate: 11 March 2011  
Reference number: 9395-4039-6207-8449-6994  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 98 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		63	(55-68) <b>D</b>
(39-54) <b>E</b>	48		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
	Current	Potential	
Energy use	381 kWh/m <sup>2</sup> per year	257 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	5.8 tonnes per year	3.8 tonnes per year	
Lighting	£106 per year	£53 per year	
Heating	£978 per year	£708 per year	
Hot water	£156 per year	£111 per year	

### MISREPRESENTATION ACT, 1967.

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