



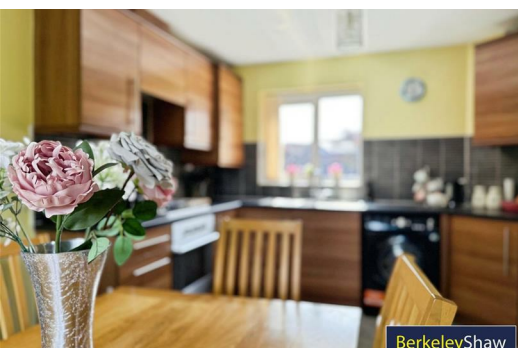
5 Woodland Road, Liverpool, L36 8FH

Offers Over £200,000

Located on Woodland Road in Liverpool, this semi-detached house presents an excellent opportunity for those seeking a spacious and well-maintained FAMILY HOME. Boasting two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The three generously sized bedrooms provide comfortable living quarters, ensuring that everyone has their own private retreat.

With three bathrooms, including a convenient DOWNSTAIRS WC, this home is designed to accommodate the needs of modern family life, making morning routines and guest visits a breeze. The property is further enhanced by a lovely GARDEN, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air.

For those with vehicles, the driveway PARKING adds an extra layer of convenience, allowing for easy access and peace of mind. This delightful home on Woodland Road is not just a property; it is a place where memories can be made and cherished for years to come. With its combination of space, comfort, and practicality, this house is a must-see for anyone looking to settle in the vibrant city of Liverpool.



Hall

The hallway provides a bright and welcoming entrance to the home, with a practical layout that includes access to the staircase and downstairs WC. Wood effect flooring adds a modern touch, and the space is kept light and airy through a side window.

Kitchen/Dining Room

15'2" x 10'1" (4.63 x 3.08)

Lounge

17'9" x 10'0" (5.42 x 3.07)

Garden

The rear garden is a pleasant outdoor space, mainly laid to lawn with a paved patio area ideal for seating or outdoor dining. A shed offers handy storage, and the garden is enclosed for privacy.

Front Exterior

Downstairs WC

7'0" x 5'4" (2.15 x 1.65)

This WC on the ground floor is neatly presented, featuring a white basin and toilet, with a small window providing natural light and ventilation.

Bathroom

6'9" x 6'4" (2.06 x 1.94)

Bedroom 1

13'10" x 10'2" (4.22 x 3.12)

DOUBLE

Ensuite

7'1" x 4'9" (2.18 x 1.47)

Bedroom 2

14'10" x 7'6" (4.54 x 2.29)

DOUBLE

Bedroom 3

10'5" x 7'9" (3.19 x 2.37)

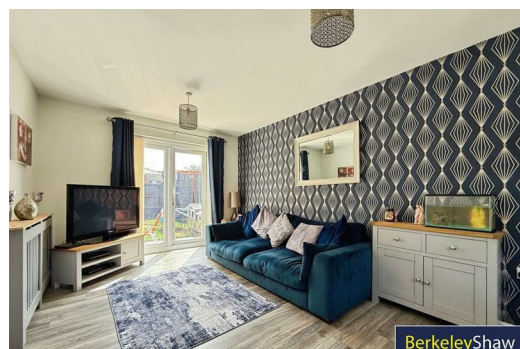
SINGLE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



We have every attempt to ensure the accuracy of the information contained here. Measurements of rooms, surfaces, fittings and any other items are approximate and no responsibility is taken for any errors. Information is provided for guidance only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition or efficiency at the time of writing.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

