



**BerkeleyShaw**

## 56 Woolhope Road, Liverpool, L4 6TA

**£950 PCM**

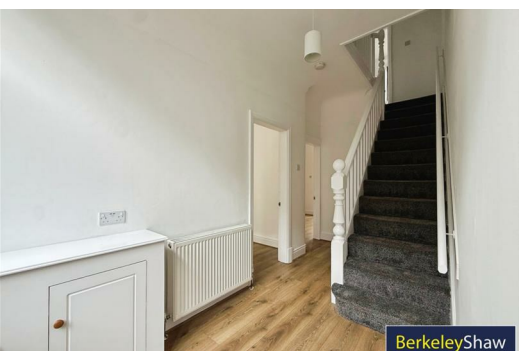
To let: a three-bedroom terraced house on Woolhope Road in Liverpool, offering neutrally decorated accommodation throughout and recently redecorated interiors.

The ground floor provides two reception rooms, allowing flexible use for living and dining, along with a separate kitchen. A separate utility room to the rear provides useful additional space for appliances and storage. Upstairs are three bedrooms and a family bathroom. The property has an EPC rating of D and falls within Council Tax band A. To the rear, there is a large courtyard garden, offering an outdoor area suitable for seating and low-maintenance use.

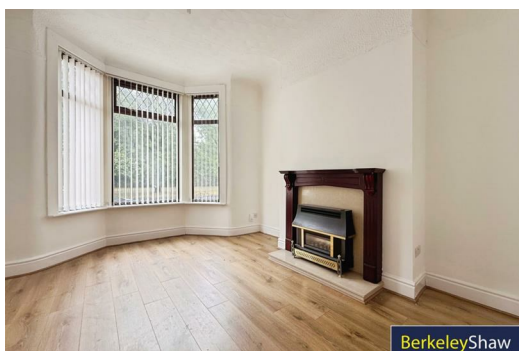
Woolhope Road is located within the L4 area of Liverpool, convenient for local amenities, supermarkets and everyday services found along nearby County Road and Walton Lane. There are good walking routes in the vicinity, including access towards Stanley Park and other local green spaces.

Public transport connections are readily available, with nearby bus routes providing regular services into Liverpool city centre. The nearest rail stations, such as Kirkdale and Walton (Merseyside), offer services into Liverpool Lime Street in around 10–15 minutes, giving onward connections across the region and beyond. Road links via Queens Drive and the A59 provide access towards the city centre, the docks and the wider Merseyside area.

This three-bedroom terraced house to let represents a practical option for those seeking well-presented accommodation with outside space and convenient links to central Liverpool.



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Entrance Hallway

Lounge

Dining Room

Kitchen

Courtyard Garden

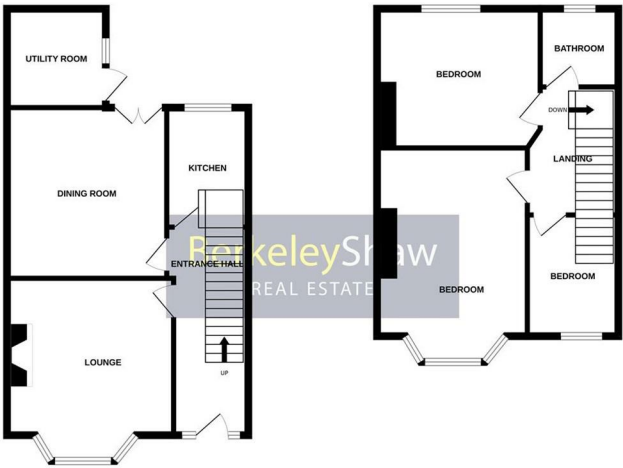
Landing

Bathroom

Bedroom 1 (Master)

Bedroom 2

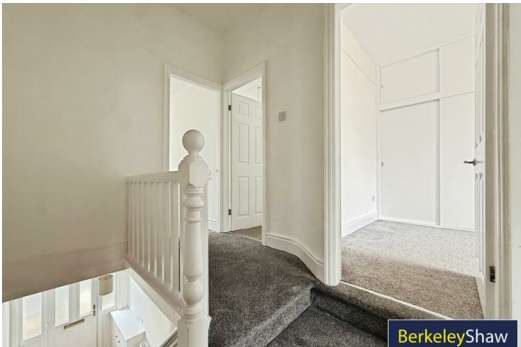
Bedroom 3



TERRACED HOUSE, 3 BED, 1 BATH, 3 RECEPTION ROOMS  
TOTAL FLOOR AREA: 983 sq. ft. (91.3 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property is shown as a guide only and does not constitute an offer of any guarantee. See to the full details of the property on the plan.  
Made with Metaphor 10/20/21

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 56      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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