



1B Rodick Street

Woolton Village, Liverpool, L25 7SL

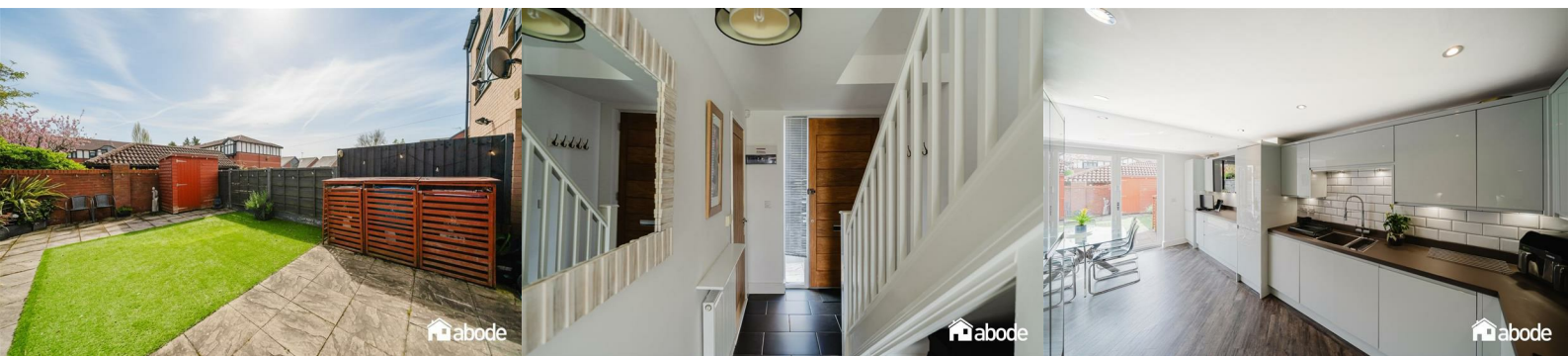
Offers in excess of £325,000



In the very heart of Woolton Village, Rodick Street quite simply delivers on that all-important mantra location, location, location. Positioned within the vibrant village, the property enjoys a truly enviable setting just a short stroll from an excellent array of independent shops, cafés, restaurants and superb transport links, making it ideal for both city commuters and those seeking a strong sense of community.

This beautifully presented three-bedroom townhouse offers deceptively spacious accommodation arranged over three floors, perfectly suited to a wide range of buyers including growing families, upsizers and even downsizers looking for a low-maintenance yet generously proportioned home. The property has been thoughtfully enhanced by the current owners, blending modern style with practical living.

Upon entering, you are welcomed by a bright entrance hallway with a convenient ground floor W.C. The integral garage has been cleverly converted to provide a useful utility room and additional storage space, adding to the home's versatility. To the rear, the property truly comes into its own with a stunning extended L-shaped kitchen and dining space. This contemporary area is flooded with natural light, featuring bi-folding doors that open seamlessly onto the sunny rear garden, creating an ideal indoor-outdoor living environment.



Alongside a further spacious bedroom.

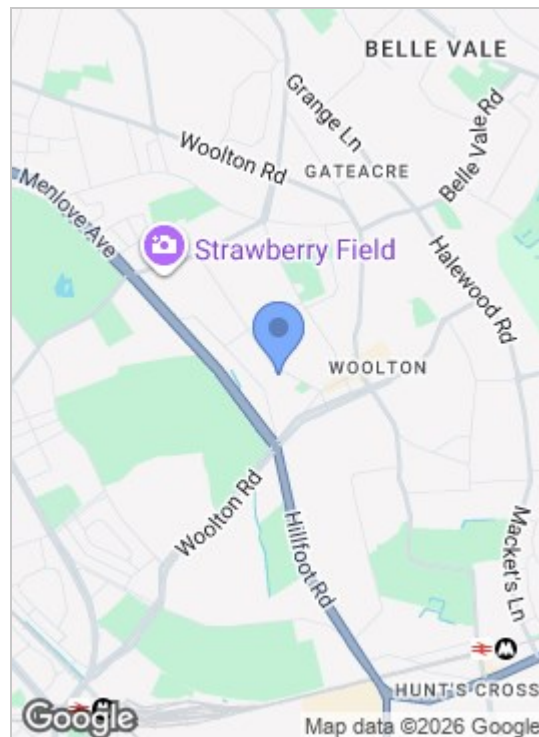
Externally, the property benefits from a sunny, low-maintenance rear garden that enjoys sunlight throughout the day, providing a perfect space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, finish and outstanding location this home has to offer.

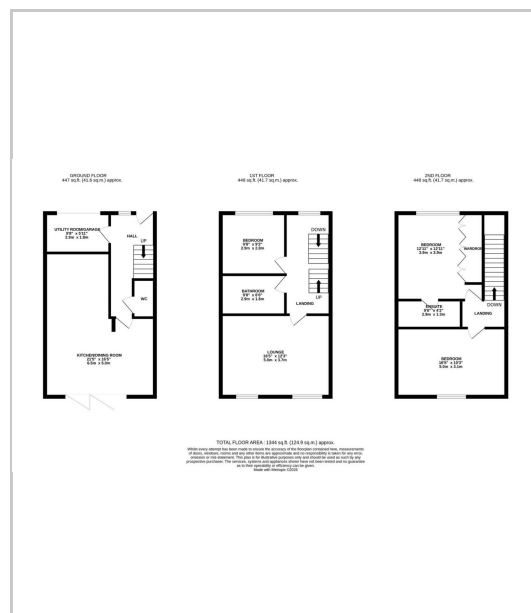
Contact Abode Allerton today to arrange your viewing.

Do not forget to check the stamp duty calculator <https://www.rightmove.co.uk/stamp-duty-calculator>

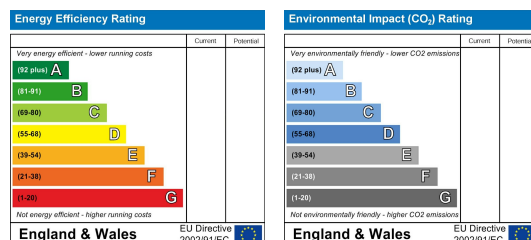
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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