

DRAFT DETAILS

Constables
SALES & LETTINGS



15 Wingate Road Liverpool

£265,000



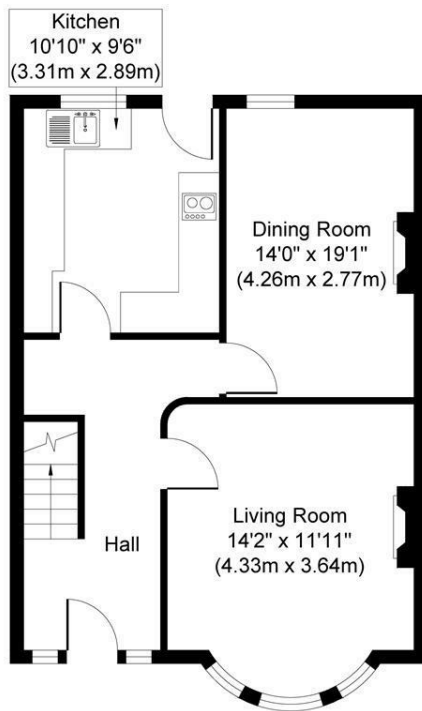
- Traditional Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Courtyard Garden with Brick Outbuildings
- Highly Sought After Location
- No Onward Chain

Offered for sale with no no onward chain is this traditional terraced property located in the heart of Aigburth. The accommodation is arranged over two floors. There is a welcoming hallway with original coving and stairs to the first floor landing. There are two reception room on the ground floor and a kitchen. On the first floor there are three well-proportioned bedrooms; the main bedroom has built in wardrobes and there is a shower room.

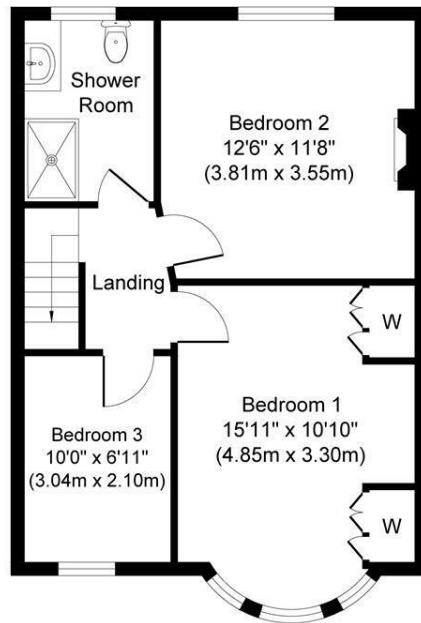
Outside there is a low maintenance courtyard style garden with two outbuildings for storage.

The Property is in a highly sought after area and is a short stroll away to local shops on Aigburth Vale. It is close to well-regarded schools including Sudley Primary, St Margaret's Academy, St Charles' Catholic Primary, and St Hilda's C of E High, making it an excellent choice for families.

With Sefton Park just a short stroll away, excellent local amenities on your doorstep, and superb public transport and road links close by, this fantastic home offers the perfect blend of lifestyle and location.



Ground Floor
Approximate Floor Area
508 sq. ft
(47.22 sq. m)

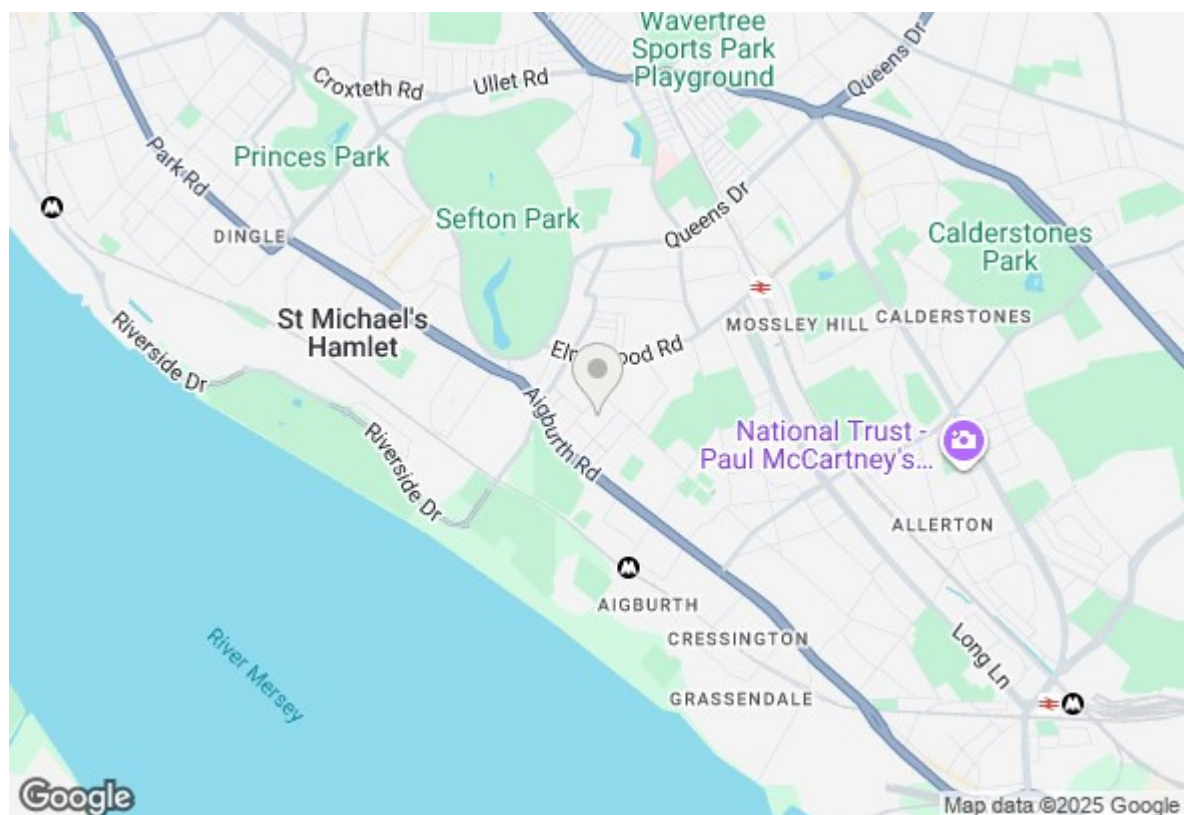


First Floor
Approximate Floor Area
508 sq. ft
(47.22 sq. m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		



Hallway

Lounge

14'1" into bay x 12'0"

Dining Room

13'11" x 9'2"

Kitchen

10'10" x 8'2"

Landing

Bedroom One

15'11" into bay x 9'6" excluding recess

Bedroom Two

12'5" x 11'7"

Bedroom Three

9'10" x 6'10"

Bathroom

7'10" x 5'10"





