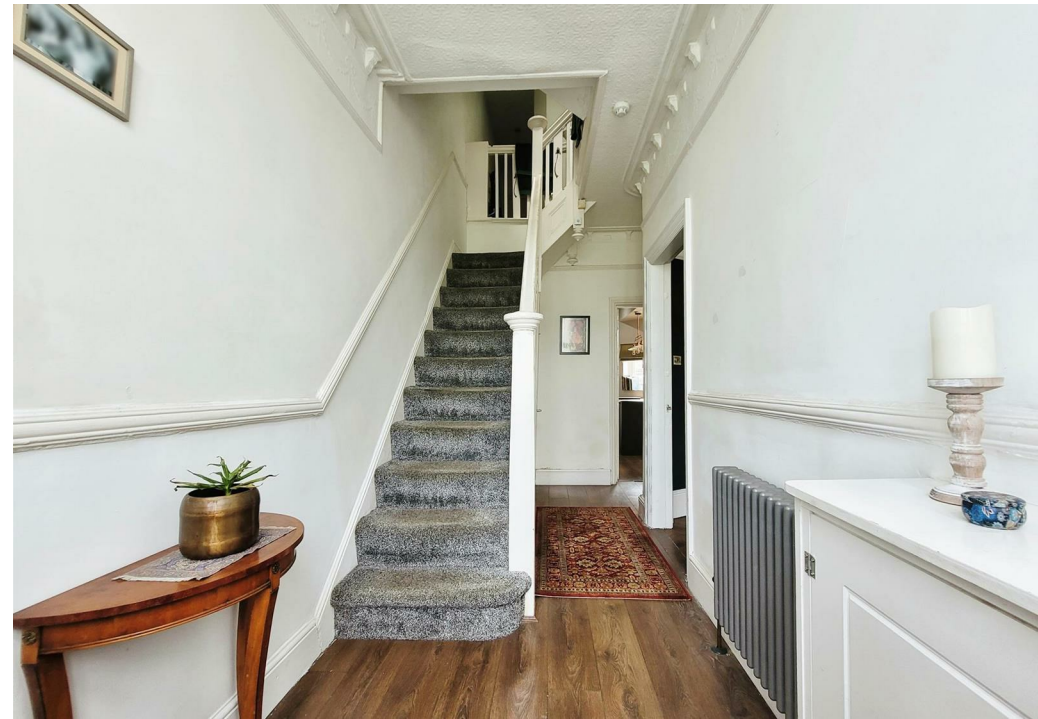


Grant Avenue, Liverpool, L15 5AY

£340,000

Council Tax Band: B



For the larger or growing family, this beautiful home in Wavertree will meet all of your needs now and in the future. Packed with period features that have been restored and enhanced to meet the demands of modern living. The house had a completely new roof in 2021 so you will simply be able to drop your belongings and start living in the home with the knowledge that you can put your own stamp on it over time, but that there is no rush.

With enough downstairs space to warrant the 5 upstairs bedrooms, this house will provide the flexible accommodation that you need: whether it be a home office, space for a nursery, teens bedroom, returning Uni students, parents or just occasional guests.

Situated just over the road from Wavertree Sports Park and close to the amenities of Smithdown Road, you are also minutes from the city centre either by car, bike or public transport.

The ground floor consists of the beautifully restored and decorated lounge with Plantation shutters that provide privacy or directed light as required. There is a lovely log burner along with useful built in storage and shelves and Karndean luxury vinyl flooring.

The rear of the property is the heart of the home with an open plan kitchen diner. The kitchen is recently fitted with super, on trend dark cabinets and a thin worksurface plus a kitchen island with seating. Access to the rear garden is via French doors, again fitted with Plantation shutters which provide a lovely effect when the sun shines through (being south facing helps).

The first floor houses the four bedrooms and the family bathroom. Two doubles, two large singles and a modern bathroom with a Victorian, yet modern finish in keeping with the history of the house.

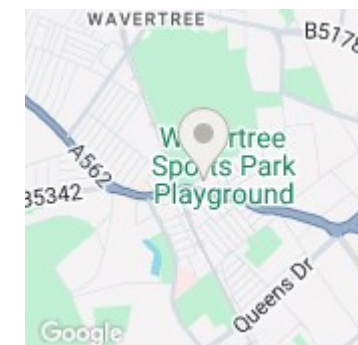
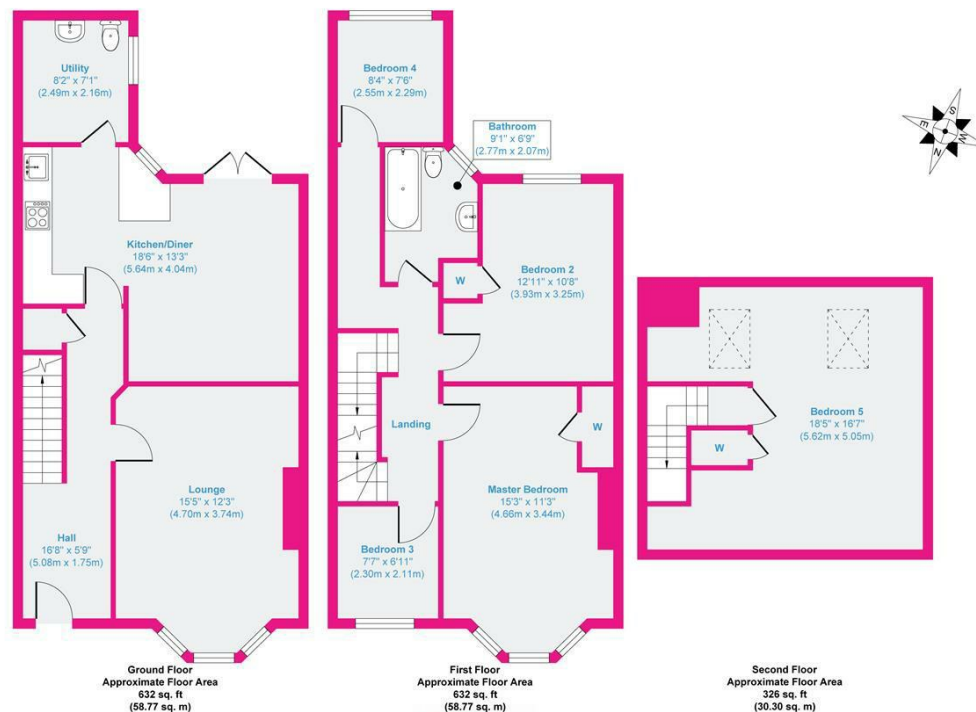
The second floor is where you will find the final bedroom and is currently being used as a home office/recording studio.

With quality touches throughout this house will appeal to the stylish family or couple who are looking for added space in a great area. Come see for yourself.



Open House West Wirral

16 Grant Avenue, Wavertree, Liverpool, L15 5AY



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

Approx. Gross Internal Floor Area 1590 sq. ft / 147.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property