



18 Sandown Lane

Wavertree, Liverpool, L15 8HY

Offers in excess of £325,000



Located in the vibrant heart of Wavertree, this five-bedroom mid-terrace property presents a fantastic opportunity for those looking to add their own personal touch to a spacious and characterful home. The property is arranged over four floors, providing an expansive layout that includes a generous open-plan reception kitchen area on the ground floor, perfect for modern family living. Additionally, the first floor features a welcoming lounge and a separate reception room that can easily be transformed into a dining space or home office, alongside a large double bedroom.

The upper floors offer four more bedrooms, providing ample space for a growing family or the potential for creating a home office or guest suite. Two family bathrooms ensure convenience, with one situated on each of the top two floors. While the property requires refurbishment, this presents a unique chance for buyers to create a home tailored to their style and needs, capitalizing on its excellent size and versatile layout.

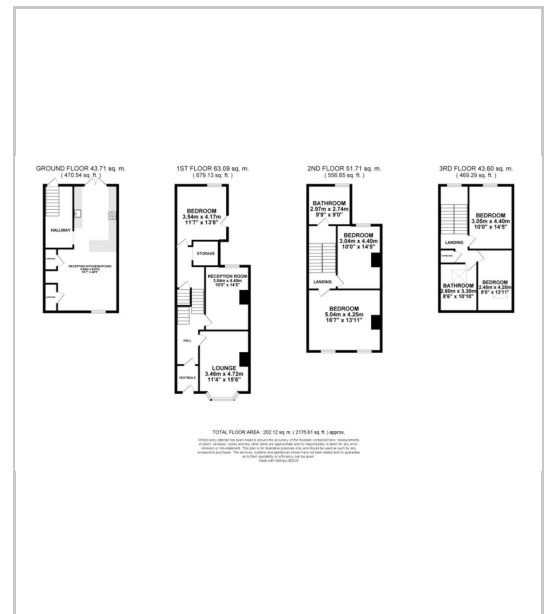
Set in a popular residential area, this property is ideally located close to local amenities, including shops, cafes, and schools such as King David High School and Liverpool College. With easy access to public transport links, including Wavertree Technology Park railway station, this home offers both convenience and potential, making it a perfect project for those looking to invest in a property with ample space and great promise.



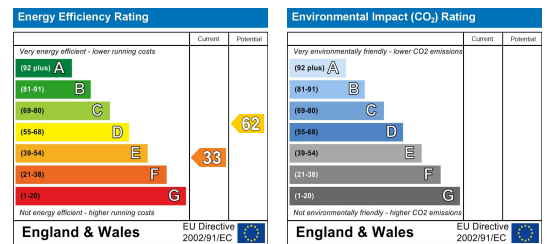
Area Map



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.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003
 Email: crosby@abode.group.co.uk
 Web: www.abode-group.co.uk

Tel: 0151 601 3003
 Email: allerton@abode-group.co.uk
 Web: www.abode-group.co.uk

Tel: 01704 827 402
 Email: formby@abode-group.co.uk
 Web: www.abode-group.co.uk