



## Nook Rise, Wavertree Gardens, Liverpool, L15 7JB

- Three Bedroom Semi Detached Property
- Bright & Spacious Through Lounge Diner
- Three Generously Sized Double Bedrooms
- Off Road Parking and Large Garage
- Highly Desirable Wavertree Gardens Area
- Morning Room and Fitted Kitchen
- Ground Floor Family Bathroom & Upstairs WC
- Landscaped Rear Garden



Offers Over £330,000





















## **Description**

Ideally located in the highly desirable area of Wavertree Gardens Suburb, L15, is this wonderful three bedroom semi detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. Situated on Nook Rise, this charming property boasts a wealth of charm and character and enjoys generous living proportions throughout. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious through family lounge and diner, a delightful morning room with an eye catching fireplace and a substantial fitted kitchen which enjoys a range of wall and base units with a gas hob and oven. Completing the ground floor is a contemporary style, fully tiled three piece family bathroom suite. As you ascend to the first floor, you will find three generously sized and well presented double bedrooms and a convenient WC. Externally, to the front of the property, substantial off road parking is provided; whilst to the rear elevation there is a neatly manicured laid to lawn garden with a paved patio area. Further benefits to the property include a large garage offering additional storage space, double glazing and gas central heating throughout.

## **Location**

Nook Rise is situated within the conservation area of Wavertree Garden Suburb. The property is located close to local amenities including shops and schools. There are further facilities available at nearby Allerton Road, with its array of shops, bars and restaurants; prestigious schools for all ages; churches and brilliant transport links. Open space includes Greenbank Park and Wavertree Playground - known locally as The Mystery due to the anonymous nature of the donor of the land - which includes Wavertree Sports Park with Liverpool Aquatics, Liverpool Tennis and Wavertree Athletics Centres. Smithdown Road and Picton Road provide a wide variety of pubs, bars, eateries and shops, including a large Asda Supermarket, and a library. Schools include the historic Blue Coat School and King David High School. Wavertree Technology Park train station has regular services into Liverpool and out to Manchester, buses into the City are frequent and take less than 15 minutes. As with all of south Liverpool, the M62 and John Lennon Airport are also easily reached.

**Entrance Hall** - UPVC double glazed door to front aspect, Parquet flooring, radiator.

**Downstairs Bathroom** -9' 3" x 4' 4" (2.829m x 1.320m)

Wood framed double glazed window to side aspect x2, bath, radiator, wash basin, WC, fully tiled.

**Through Lounge Diner** -24' 1" x 11' 1" (7.328m x 3.381m)

Wood framed double glazed window to front aspect, radiator, UPVC double glazed French doors to rear aspect, radiator.

**Moring Room** - 9' 10" x 11' 10" (3.005m x 3.602m)

Wood framed double glazed window to side aspect x2, wood laminate flooring, fire place, radiator.

**Kitchen** - 9' 10" x 7' 3" (2.991m x 2.210m)

UPVC double glazed window to rear aspect, mix of wall and base units, gas hob and oven, radiator.

**Bedroom One** - 8' 8" x 11' 6" (2.649m x 3.503m)

UPVC double glazed window to front aspect, radiator, fitted wardrobes.

**Bedroom Two** - 8' 9" x 11' 6" (2.679m x 3.503m)

UPVC double glazed window to rear aspect, fitted wardrobes, radiator.

**Bedroom Three** - 9' 8" x 7' 5" (2.934m x 2.256m)

Wood framed double glazed window to front and side aspect, radiator.

**WC** - WC, wash basin, wood framed double glazed window to front aspect.

**Front Garden** - Driveway, garage.

**Rear Garden** - Laid to lawn garden, patio.

**Additional Information** - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.