



Wellington Road, Wavertree, Liverpool, L15 4JN

- Three Bedroom Maisonette Property
- Inviting Lounge Diner & Modern Fitted Kitchen
- Family Bathroom & Separate WC
- Double Glazing & Gas Central Heating
- *Cash Buyers Only* Great Investment Opportunity
- Three Generously Sized Bedrooms
- Spacious & Private Garden
- Popular Location - Close to Amenities



Offers in Excess of £120,000









Description

* Cash Buyers Only * Move Residential is pleased to offer for sale this three bedroom ground floor maisonette, located on Wellington Road in Wavertree, L15. An ideal purchase for cash buyer investors, the property is available for sale with tenants in place who are currently paying £1200PCM. In brief, the property comprises; a welcoming entrance hallway, a modern fitted kitchen, a tastefully presented lounge diner, three generously sized double bedrooms and a modern family bathroom suite with a separate WC. Further benefits to the property include double glazing, gas central heating and a private garden.

Location

A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals are drawn to the outskirts of Wavertree where a selection of first time buyer and family semi or detached properties can be found, along with character properties in Wavertree Garden Suburb (off Thingwall Road) and Wavertree Village (off Picton Road). 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.