



Avondale Road, Wavertree, Liverpool, L15 3HF

- Beautifully Presented Three Bedroom Mid Terrace Property
- Inviting Formal Dining Room
- Three Well Presented & Proportioned Bedrooms
- Enclosed Yard to the Rear
- Bay Fronted Family Lounge
- Modern Fitted Kitchen & Utility Room/ WC
- Contemporary Style Bathroom Suite
- Popular Location - Close to Amenities



Offers in Excess of £210,000











Description

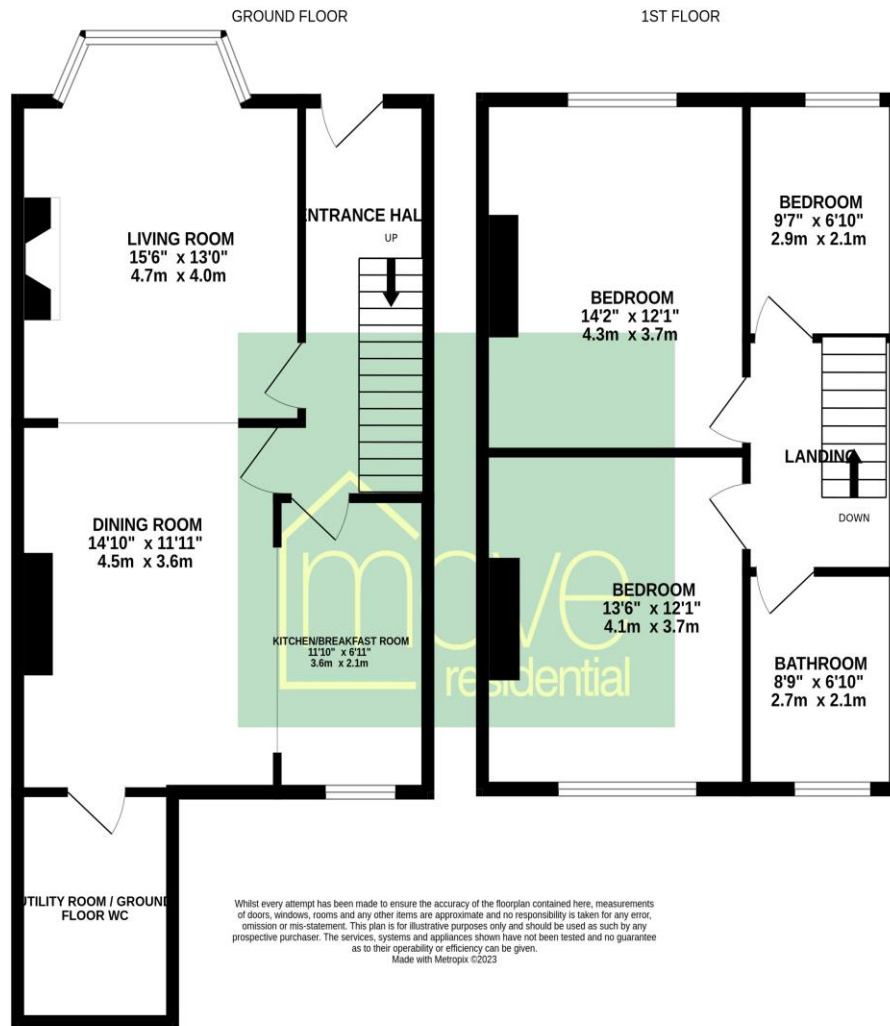
This lovely three bedroom mid terrace property, located on Avondale Road has arrived at the sales market. Enjoying generous living proportions and stylish decor throughout, the property will appeal to a variety of buyers. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious bay fronted family lounge, a formal dining room which flows seamlessly into a modern fitted kitchen with an integrated gas hob and oven and a convenient utility room and ground floor WC. As you venture to the first floor, you will find two generously sized and very well presented double bedrooms, a well proportioned single bedroom - currently utilised as an office space/study, and a contemporary style family bathroom suite. Externally, there is a lovely enclosed rear yard-perfect for alfresco dining during the warmer months. Further benefits include double glazing and gas central heating.

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		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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.