



## Beechtree Road, Wavertree Gardens, L15 7LN

- Four Bedroom Semi Detached Family Home
- A Character Property with Plenty of Potential
- Ground Floor Shower room and Galley Kitchen
- Large Lawned Garden to Rear and Outside Utility Room
- Highly Desirable Residential Location - Close to Amenities
- Vestibule to Entrance Hall with Three Reception Rooms
- Three Double Bedrooms, Fourth Single and Shower Room
- Viewing Essential to Appreciate the full Potential of this Home



£350,000





















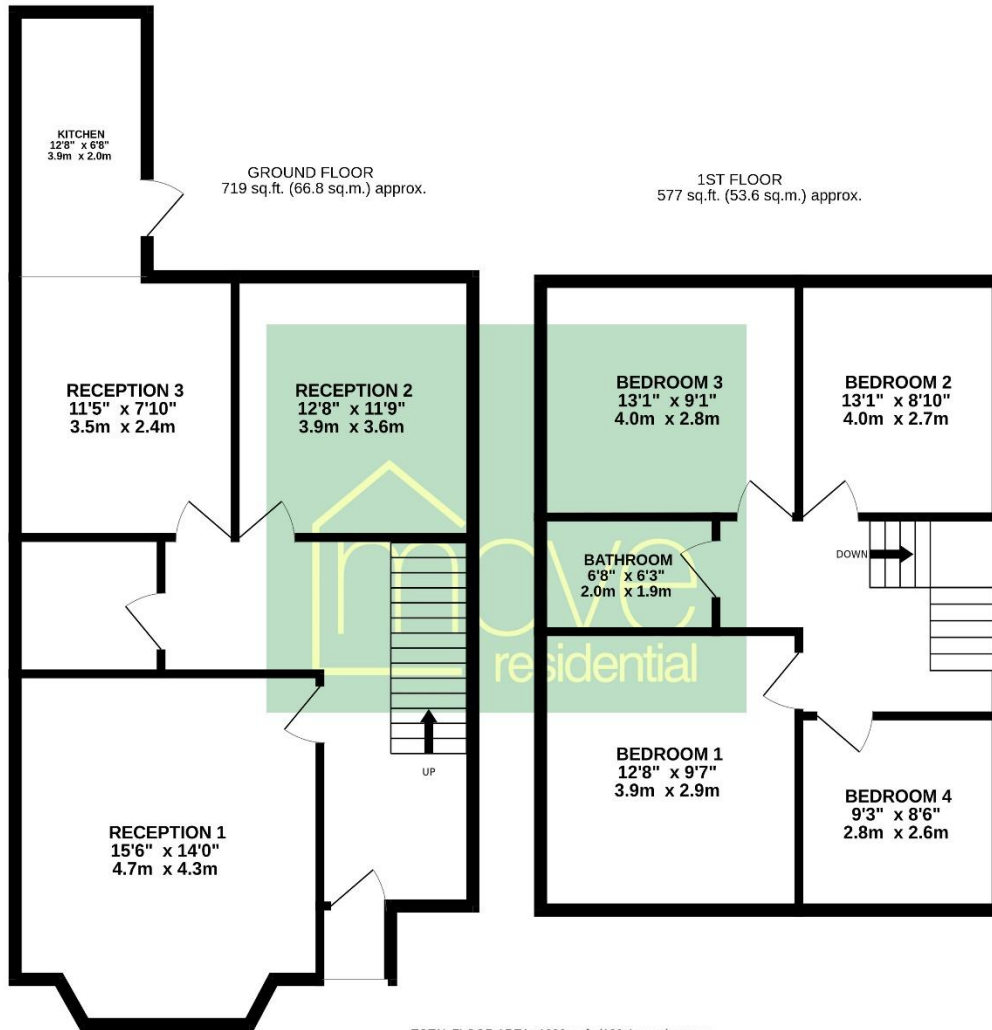
## **Description**

Situated in the popular area of Wavertree Gardens, L15, is this characterful four bedroom semi detached home, arriving to the sales market courtesy of appointed agent Move Residential. The property is well maintained and with some modernisation, has great potential to be a fantastic family home. Following through the vestibule and entrance hall, the ground floor offers a grand total of three reception rooms as well as a shower room and galley style kitchen. The first floor offers three generously sized double bedrooms and a large single room, as well as a shower room. The loft provides further storage space and can be accessed via a pull down ladder. The property further benefits from an expansive lawned garden and an outdoor utility room. A closer inspection is essential to see this properties full potential.

## **Location**

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 also 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, Allerton Road and Picton Road provide a wide variety of pubs, bars, eateries, libraries and shops, including a large Asda Supermarket, Tesco express and also Sainsbury's. Schools nearby include the historic Blue Coat School and King David High School, with Childwall Sports & Science Academy and several highly rated primary school just a short distance away. 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.

# Floor Plan



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.