



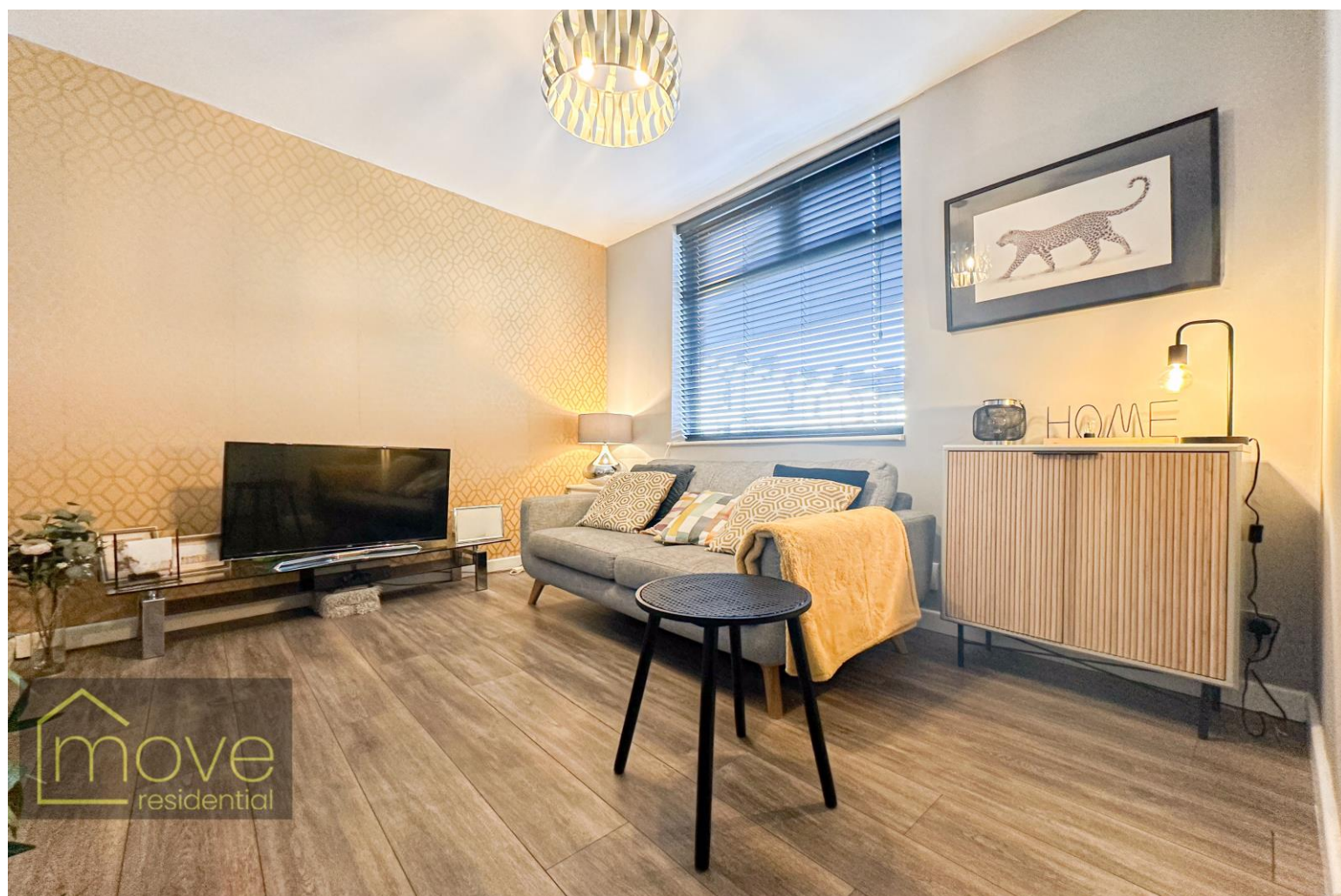
Sunningdale Road, Wavertree, L15 4HJ

- Two Bedroom End Terrace Property
- Impeccably Presented Throughout
- Impressive and Spacious Kitchen Diner
- Well Maintained Yard to the Rear
- Located in Popular Area of Wavertree
- Entrance Hall and Welcoming Lounge
- Two Double Bedrooms and Bathroom
- Ideal Property for First Time Buyers



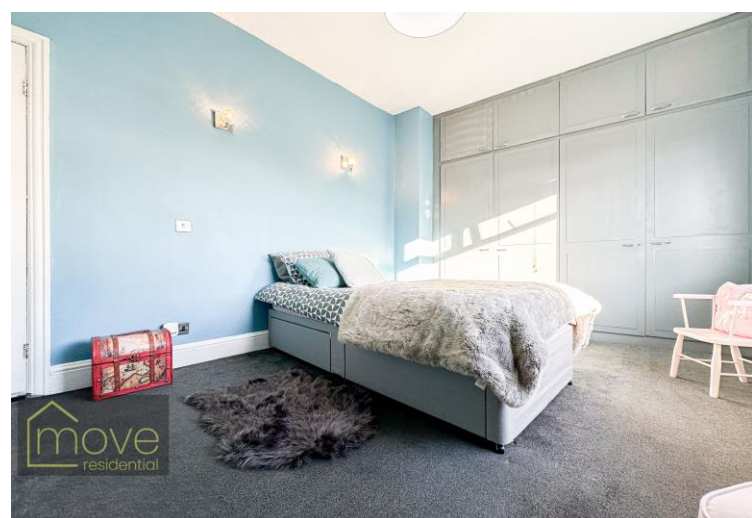
£150,000

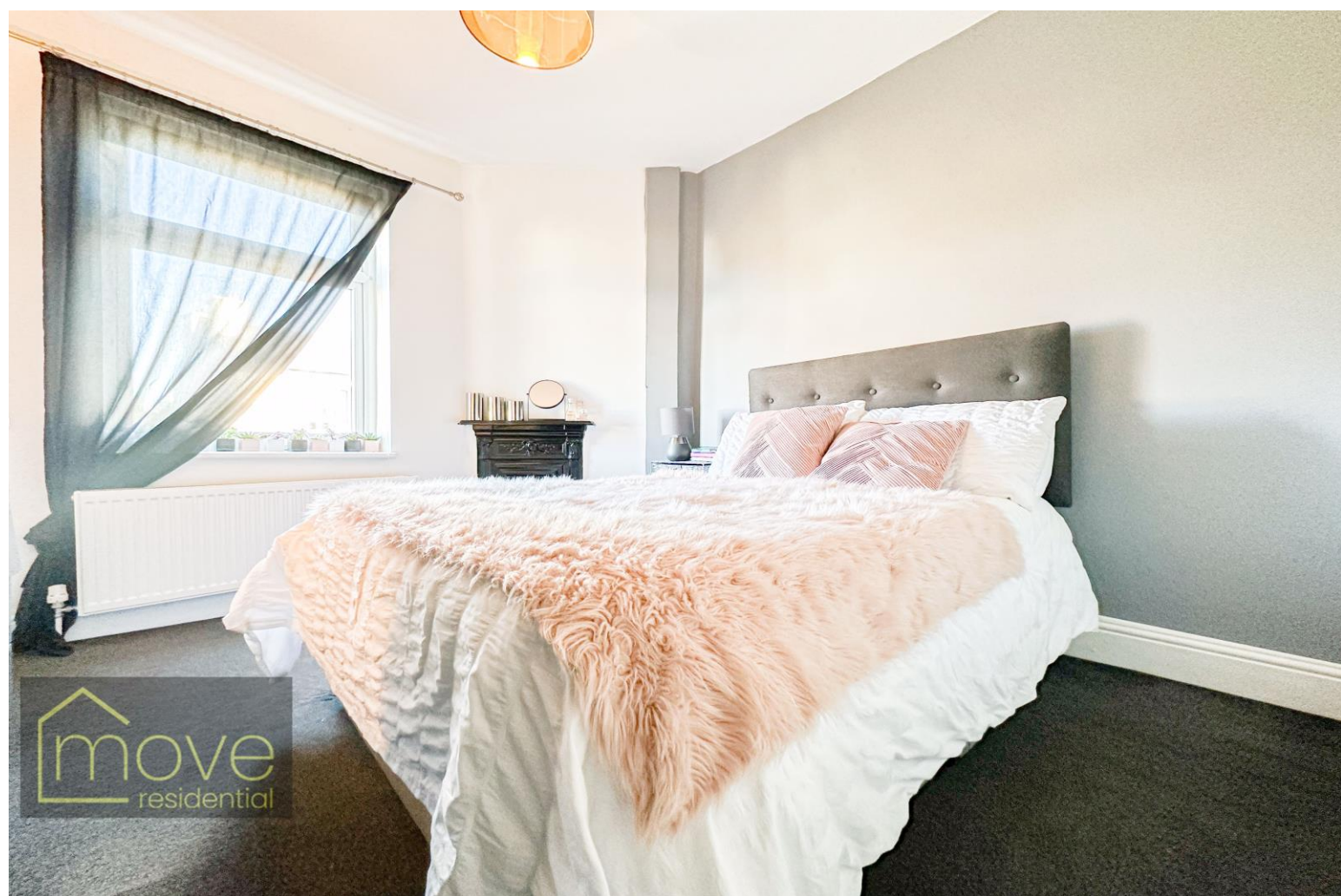


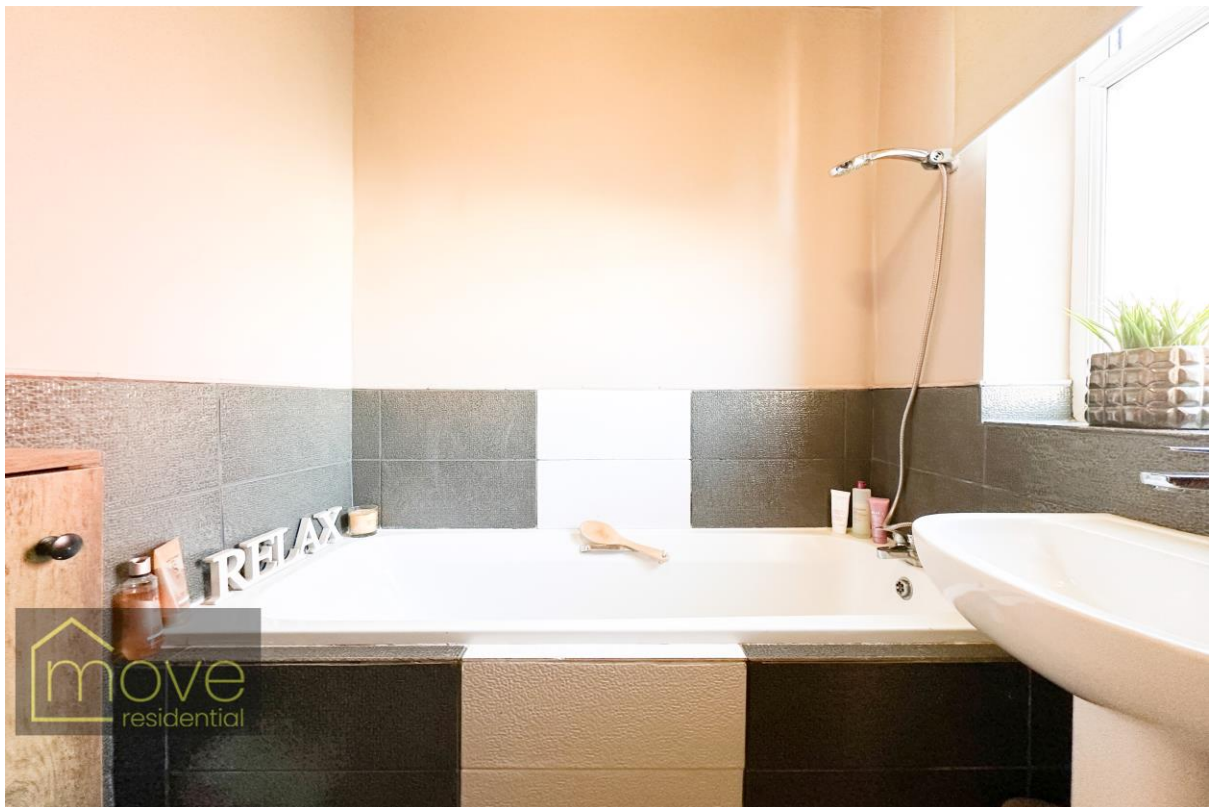


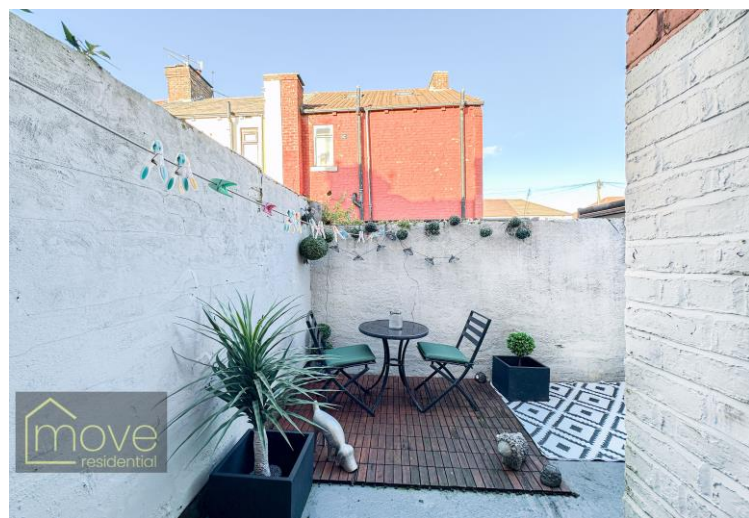












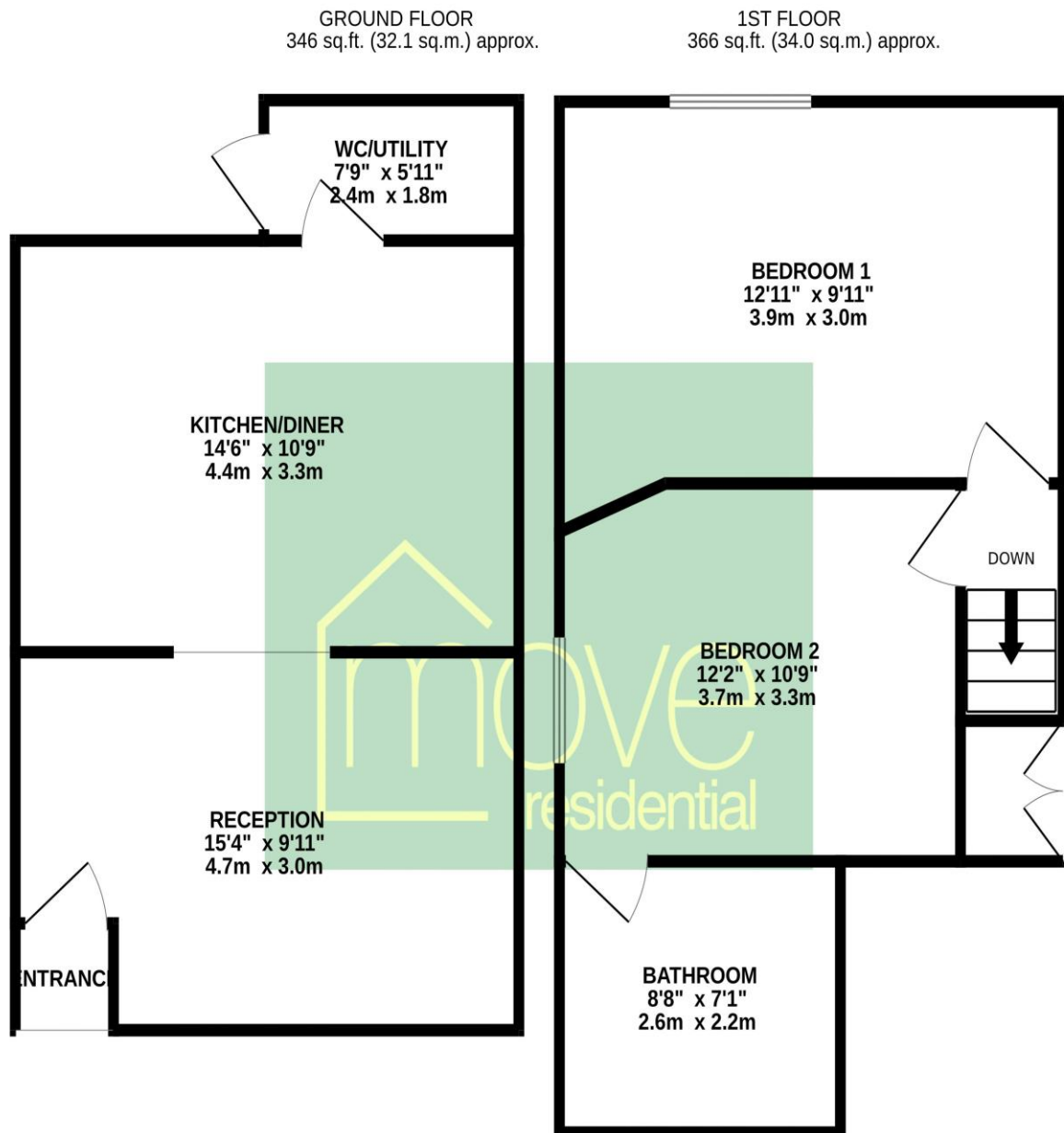
Description

Move Residential are delighted to offer for sale this stunning two bedroom end terrace home, located on Sunningdale Road in the popular residential area of Wavertree, L15. The layout of the property has been carefully considered to maximise living space, and with immaculately presented interiors throughout, this would prove to be an ideal purchase for first time buyers looking to get on the property ladder. Following through the inviting entrance hallway, you are led into a welcoming family lounge. Featuring tasteful decoration and an eye-catching fireplace at the centre, this space is as stylish as it is comfortable. This leads seamlessly into the generously sized kitchen diner which features an abundance of modern fitted base and wall units, including additional integrated units under the stairs, along with complementary worktops providing plentiful surface space. With ample room at the centre for a dining table, this impeccably presented space provides the perfect setting for family mealtimes. Completing the ground floor is a convenient combined WC and utility room. There is also the opportunity to enhance this floor further as the necessary plumbing and wiring have been installed to allow for a downstairs shower to be easily fitted. The tasteful décor continues to the first floor, where you will find two spacious double bedrooms finished to an extremely high standard and both featuring stylish fitted wardrobes, with the second bedroom also boasting a feature fireplace. Concluding the interior of the property is a luxurious three piece family bathroom suite. Externally, the property further benefits from a large L-shaped enclosed yard. This well maintained outdoor space presents an idyllic spot for al-fresco dining in the summer months.

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 : 712 sq.ft. (66.1 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		91 B
69-80	C	72 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.