



Heywood Road, Wavertree, L15 7LS

- Delightful Five Bedroom Semi Detached Property
- Bursting With Character & Charm - Full of Potential
- Fitted Galley Kitchen Followed by Separate Utility Room
- Family Bathroom Suite and Downstairs Shower Room
- Located in Sought-After Wavertree Gardens Suburb
- Three Welcoming Reception Rooms & Study Space
- Five Substantial Double Bedrooms Over Three Floors
- Large Rear Garden, Off-Road Parking & Detached Garage



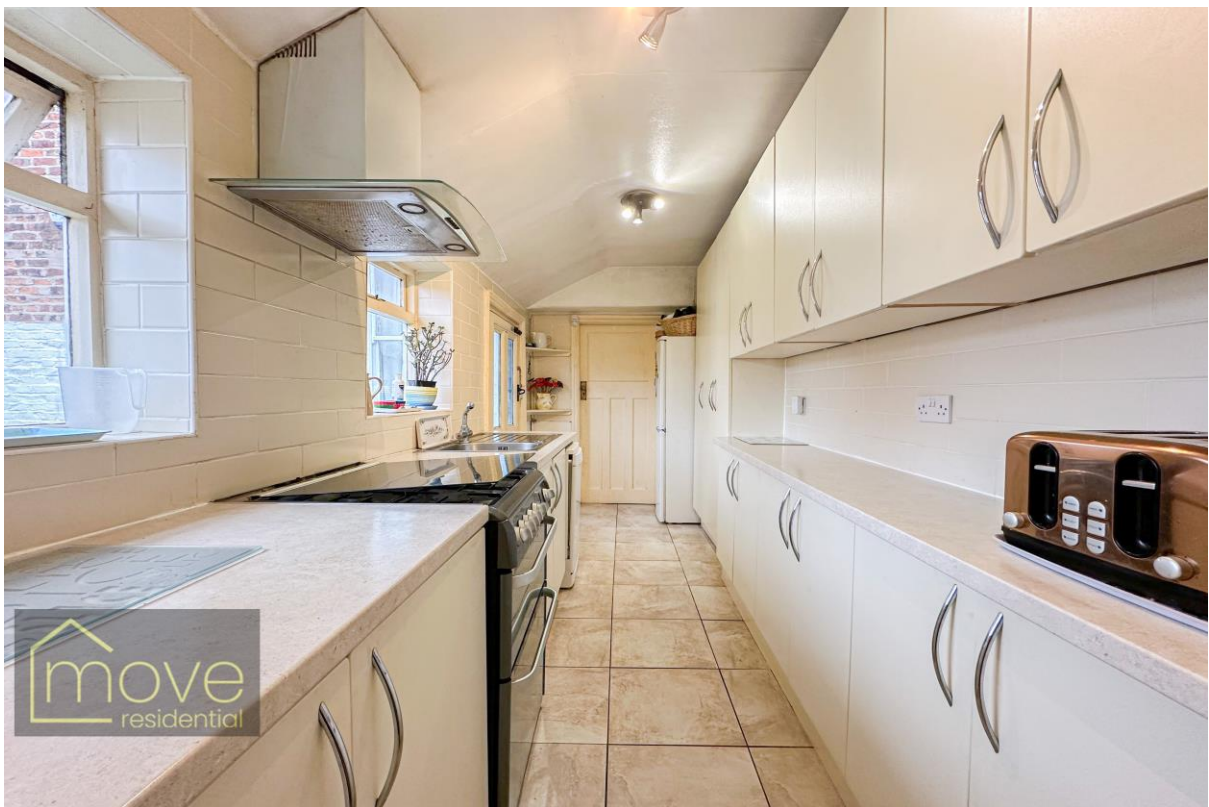
Offers Over £450,000













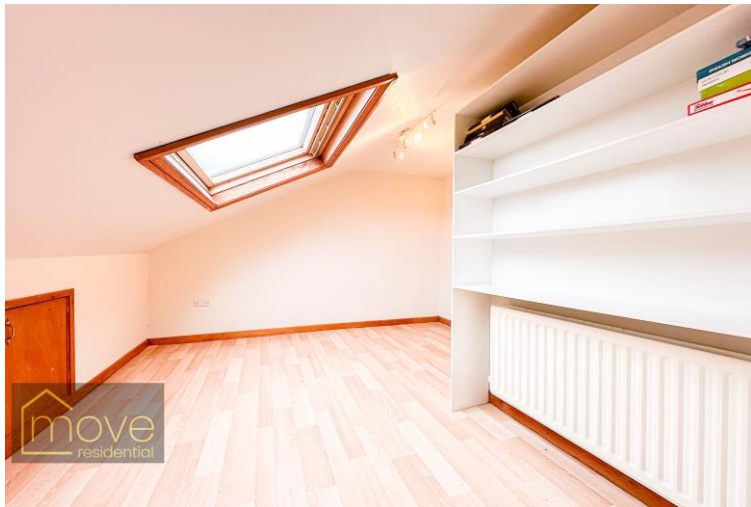
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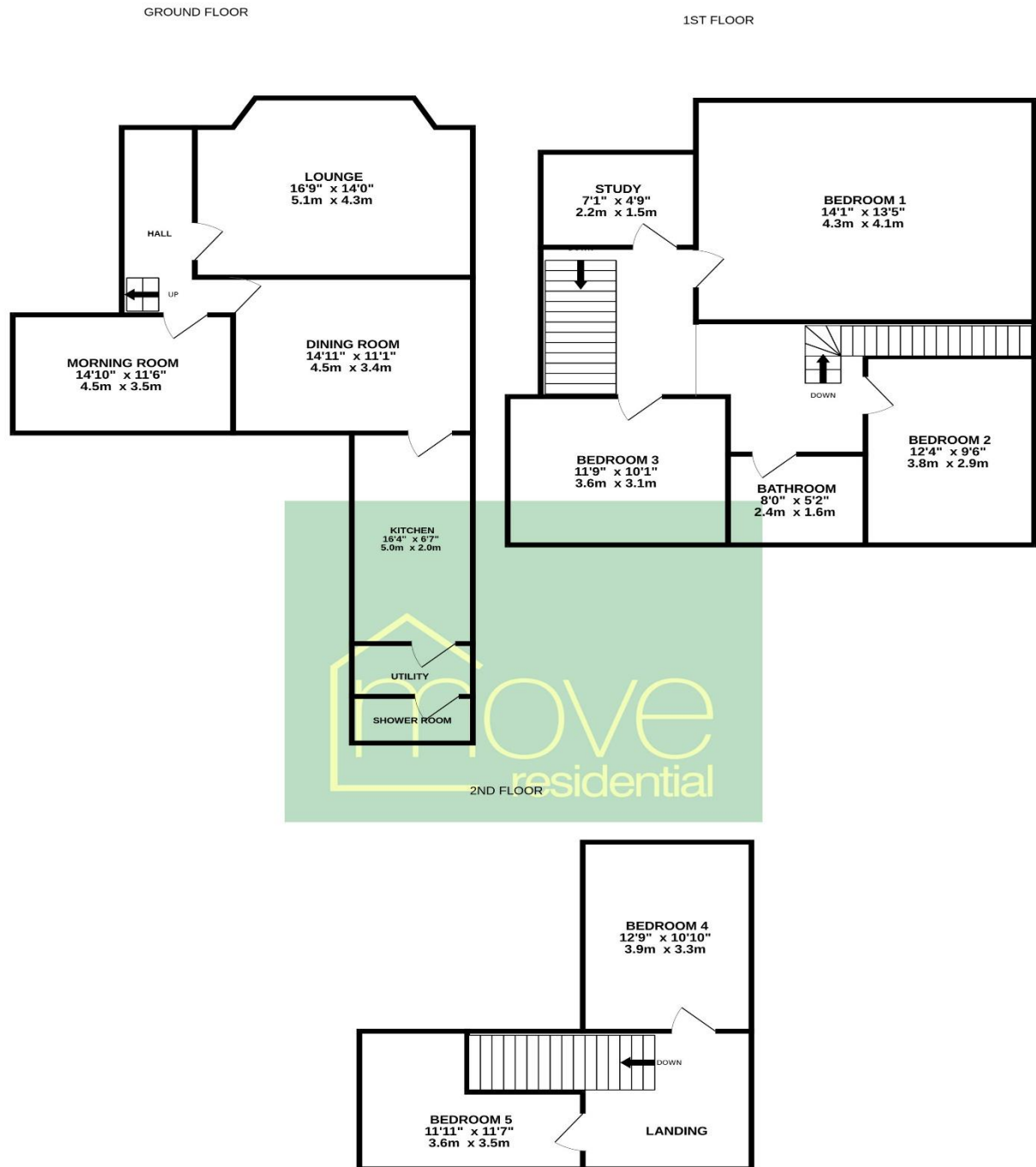
Description

Move Residential are thrilled to introduce to the sales market this delightful five bedroom semi detached property on Heywood Road, in the historical community of Wavertree Gardens Suburb, L15. This impressive residence boasts an attractive frontage, exuding curb appeal, along with generously proportioned and well-maintained living accommodation throughout. This charming property is bursting with character and potential, ready and waiting to be purchased by a lucky buyer who will put their own personal stamp on it. Following through the grand entrance hall, you are guided into the first of three welcoming and spacious reception rooms, all featuring eye-catching fireplaces, with the front lounge further benefitting from a large bay window which floods the space with natural light. There is a generously sized galley kitchen featuring an array of fitted base and wall units, followed by a separate utility room and a convenient downstairs shower room. Ascending to the first floor, you will find three substantially sized and well presented double bedrooms, along with a bright and airy study room and a contemporary style three piece family bathroom suite. At the pinnacle of the property, the loft provides the two further spacious double bedrooms, with attractive feature skylights illuminating the space in daylight. Externally, the property further benefits from a vast garden to the rear, made up of both a neatly maintained lawn and a patio area ideal for al-fresco dining, presenting the ultimate outdoor space for the whole household to enjoy. To the front is a substantial driveway providing off-road parking for multiple vehicles, and a detached garage accommodating additional storage space. A viewing of this promising property is highly recommended to appreciate this home's charm and full potential.

Location

Primarily made up of semi-detached and detached houses, Wavertree Garden Suburb has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Doomsday book and still home to the only remaining medieval church in Liverpool, Childwall and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

Floor Plan



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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		
39-54	E	40 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.