



## Heywood Road, Wavertree Gardens, L15 7LS

- Charming Three Bedroom Mid Terrace Property
- Beautifully Presented with Plenty of Character
- Recently Refurbished Extended Modern Kitchen
- Contemporary Three-Piece Family Bathroom Suite
- Located in Leafy Suburb of Wavertree Garden
- Entrance Hall and Welcoming Through Lounge
- Three Bright and Spacious Double Bedrooms
- Delightful South Facing Rear Garden with Patio



£325,000





















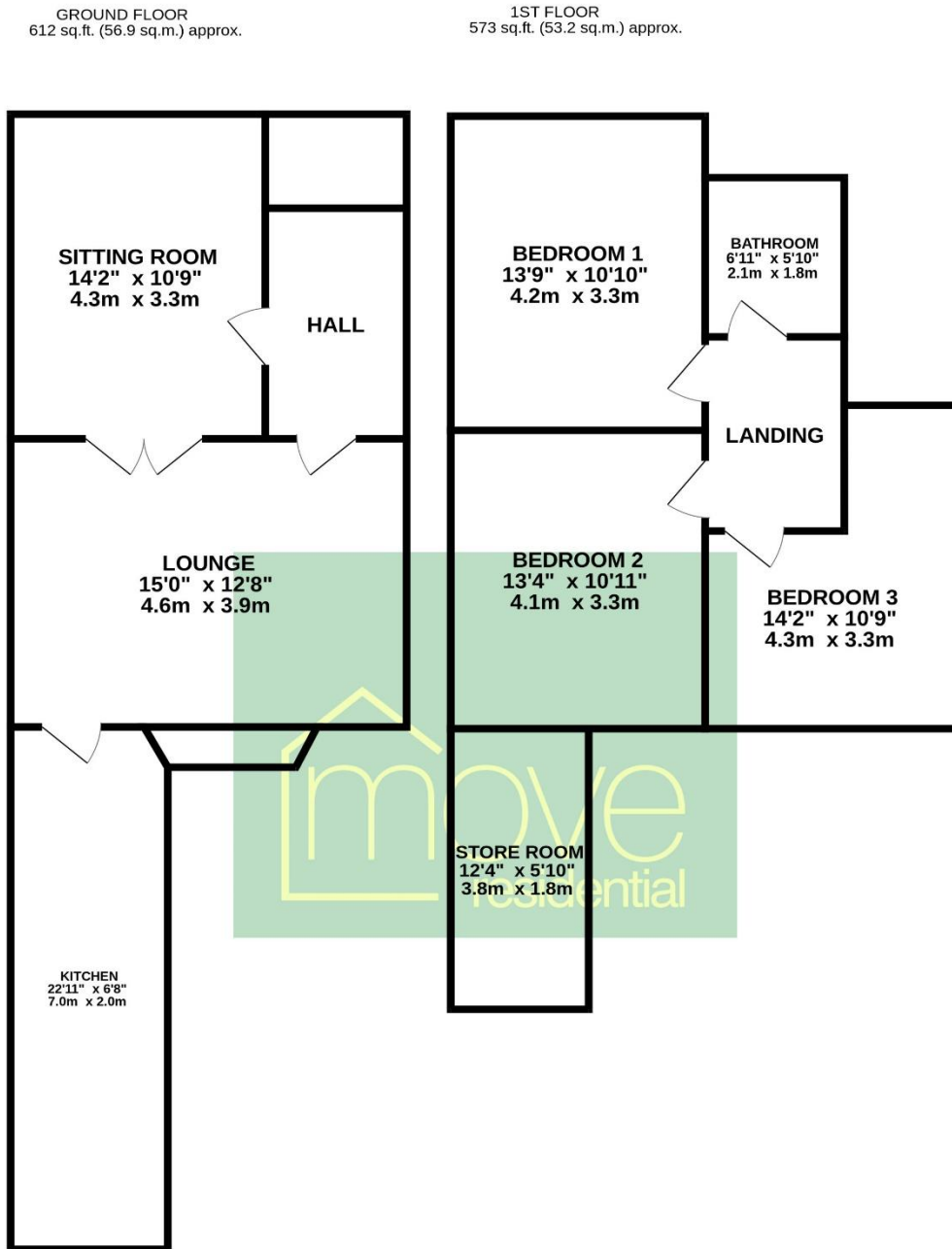
## **Description**

Located on Heywood Road in the leafy desirable suburb of Wavertree Garden, L15, is this charming three bedroom mid terrace property, welcomed to the sales market courtesy of appointed agents, Move Residential. Boasting a characterful frontage featuring lead lighted windows, this property has been extended to the highest standard, boasting generously sized and beautifully presented accommodation throughout, promising to make the perfect future home for a lucky family. You are greeted into the property by an inviting entrance hall, which leads into a welcoming and spacious through lounge, where there is ample room to accommodate both a sitting and dining area, presenting the ideal sociable family space. Featuring two stunning fireplaces and tastefully decorated with a cottage style décor that features throughout the property, this space has both a stylish and cosy ambiance. This flows seamlessly into the extended kitchen, which has been recently refurbished to exceptional specification. Complete with a range of elegant fitted base and wall units with complementary wood style worktops providing plentiful surface space, and french doors which offer views and access out into the rear garden flooding the space with natural light, this room is certain to impress. The high quality continues to the first floor, where you will find three generously sized double bedrooms, all finished to a high standard, with the front bedroom benefitting from attractive fitted wardrobes. Completing the interior of the property is a contemporary style three-piece family bathroom suite featuring an eye-catching stained-glass window. Externally, the property benefits from delightful gardens to the front and back, with the south-facing rear garden made up of a neatly maintained lawn with established greenery borders, as well as a patio area which provides the ideal spot for al-fresco dining during the warmer months. A viewing is highly recommended to appreciate the unique charm that this home has to offer.

## **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 : 1185 sq.ft. (110.1 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		
69-80	C		78 C
55-68	D		
39-54	E	48 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.