



Victor Street, Wavertree, L15 1EU

- Promising Two Bedroom Terrace Property
- Well Maintained & Spacious Throughout
- Modern Galley Style Fitted Kitchen
- Two Generously Sized Double Rooms
- Located in the Popular Area of Wavertree
- Entrance Hall & Bright Through Lounge
- Contemporary Three Piece Bathroom
- Ideal for Investors or First Time Buyers



Offers Over £105,000









Description

Move Residential are thrilled to introduce to the sales market this promising two bedroom mid terrace home situated on Victor Street in the ever popular community of Wavertree, L15. Offering generously sized and well-maintained accommodation throughout, this property will have equal appeal to investors as well as first time buyers looking to put their own stamp on a property. Following through the entrance hall, you are led into a spacious through reception room, awash with natural light courtesy of a bay window to the front, which is certain to make an ideal space for relaxing with friends and family, as well as entertaining guests. This flows seamlessly into a modern galley kitchen complete with a range of fitted base and wall units, complementary worktops offering plentiful surface space, and a breakfast bar. Completing the ground floor is a contemporary style three-piece family bathroom suite. Ascending to the first floor, you will find two generously sized and well-presented double bedrooms, both receiving an abundance of natural light and enjoying attractive wood-style flooring. The property further benefits from an enclosed yard to the rear.

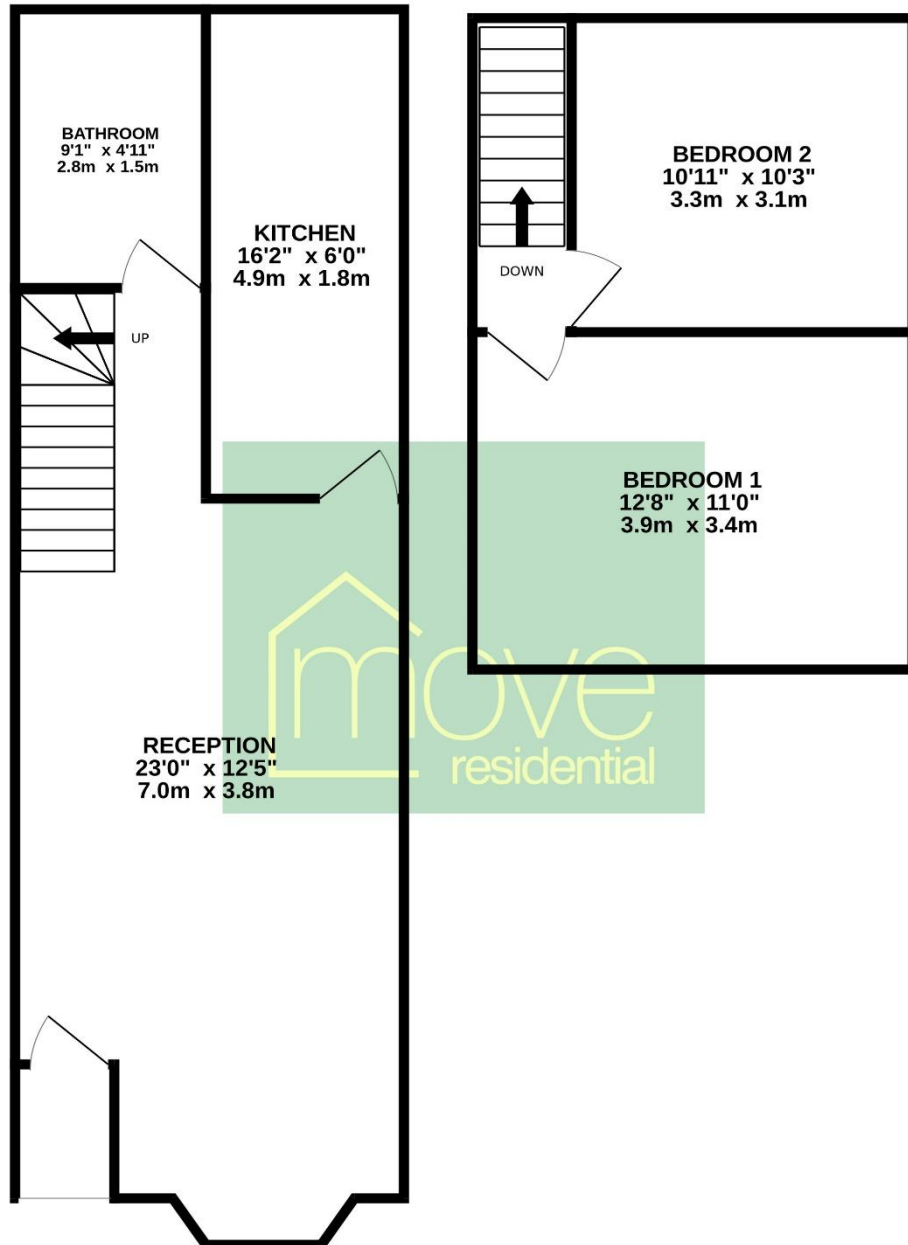
Location

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.

Floor Plan

GROUND FLOOR
495 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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		90 B
69-80	C	73 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.