



Halsnead Close, Wavertree, L15 8GA

- Fantastic Four Bedroom Townhouse Property
- Well Presented & Generously Proportioned
- Welcoming Family Lounge & Main Bathroom
- Ensuite Facilities to the Two Master Bedrooms
- Peaceful Cul-De-Sac Location in Wavertree
- Entrance Hall, Modern Fitted Kitchen & WC
- Three Double Bedrooms & Large Single Room
- Garden to the Rear, Off Road Parking & Garage

Offers Over £300,000

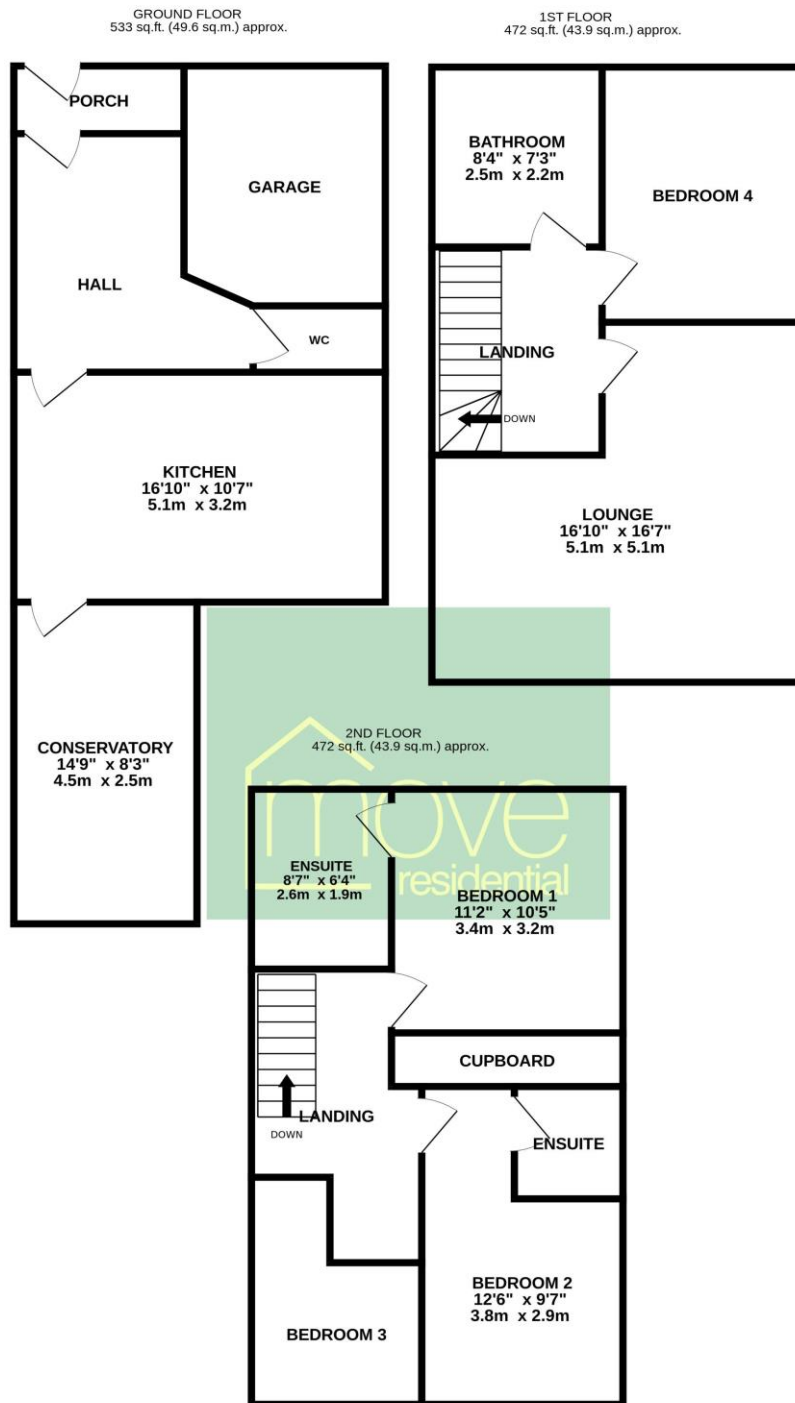
Description

Move Residential are thrilled to showcase for sale this fantastic four bedroom townhouse, located within Halsnead Close – a quiet cul-de-sac located in the popular residential area of Wavertree, L15. Set over three floors, this property enjoys a thoughtfully designed layout, boasting generous and well presented living proportions throughout, promising to make a brilliant future home for growing families. Upon entering the residence, you are greeted by an inviting entrance hall which leads you into a modern kitchen complete with a range of fitted base and wall units and plentiful surface space. This flows seamlessly into a bright and airy conservatory, providing a delightful additional sitting area where views of the lovely garden can be enjoyed. Completing the ground floor is a convenient WC. Continuing to the first floor, you will find a bright and spacious family lounge, finished in a tasteful decor, accompanied by a substantial double bedroom and a contemporary style family bathroom suite. At the pinnacle of the property, the second floor is home to two further generously sized double bedrooms, both of which enjoy private ensuite facilities, along with a well-proportioned single bedroom. Each bedroom has been finished to an excellent standard and receives plenty of natural light. Externally, to the front of the property, a substantial driveway provides off-road parking, whilst a sizable garage offers additional storage space. To the rear, a delightful garden presents the ideal spot for enjoying al-fresco dining during the summer months.

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



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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		84 B
69-80	C	75 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.