



Westdale Road, Wavertree, L15 4HR

- Three Bedroom Mid Terrace Property
- A Brilliant Opportunity for Investors
- Well-Proportioned Fitted Kitchen
- Three Piece Family Bathroom Suite
- Located in Popular Area of Wavertree
- Entrance Hall & Two Reception Rooms
- Three Generously Sized Bedrooms
- Spacious Enclosed Yard to the Rear

£125,000

Description

A great investment opportunity has arisen within the sales market to purchase this budding three bedroom mid terrace property, located on Westdale Road in Wavertree, L15. In need of some modernisation throughout, the property offers a profusion of potential and would prove to be an ideal purchase for an investor or first time buyer looking to take on a project. The property briefly comprises; an entrance hallway, two reception rooms, a substantial fitted kitchen, two double bedrooms, a single bedroom and a family bathroom. Further benefits to the property includes double glazing, gas central heating throughout and an enclosed courtyard to the rear elevation.

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 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.