

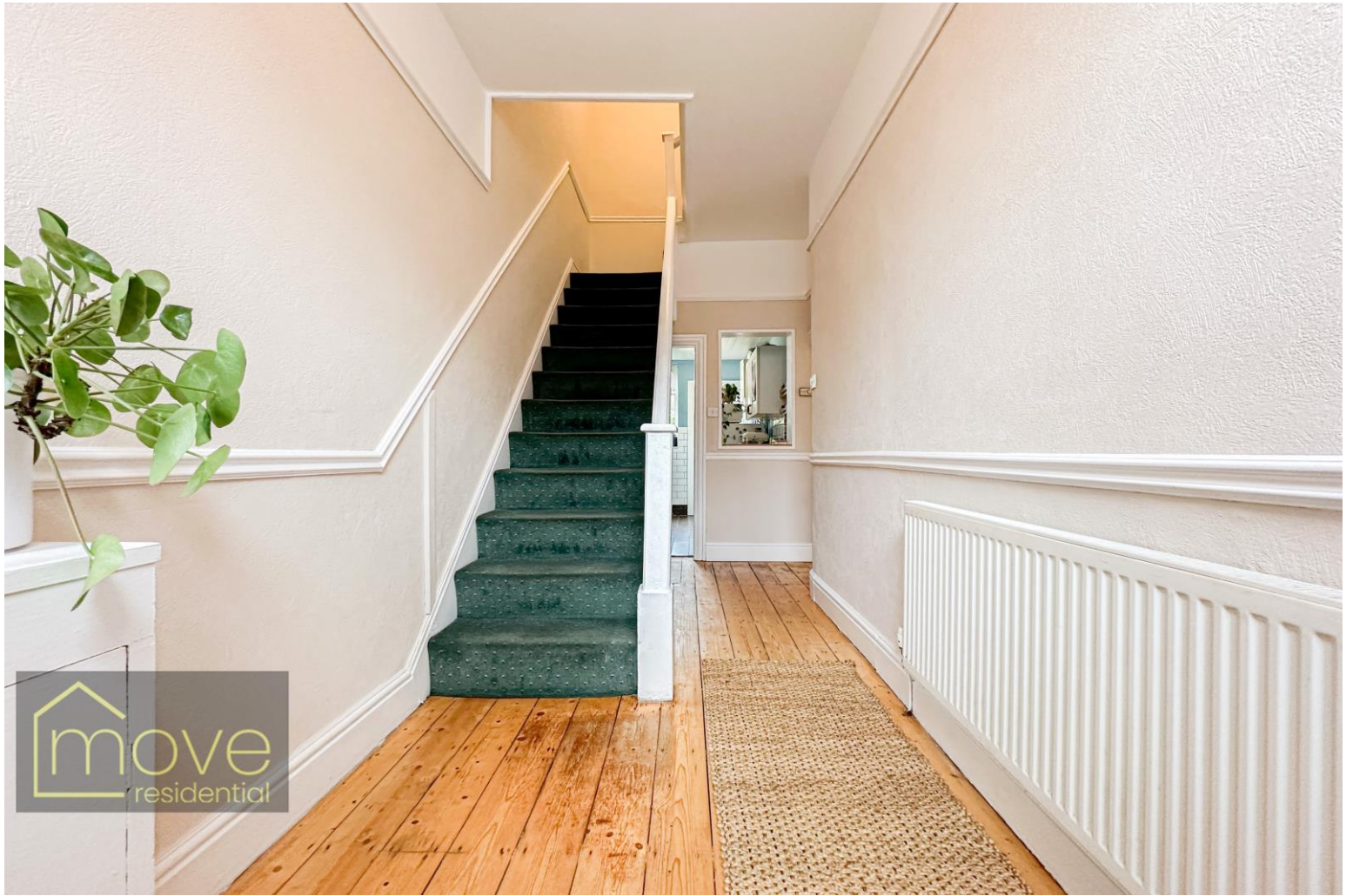


## Weardale Road, Wavertree, L15 5AU

- Stunning Three Bedroom Terrace Property
- Generously Sized & Beautifully Presented
- Three Double Bedrooms & Single Bedroom
- Well-Maintained Enclosed Yard to the Rear
- Located in the Popular Area of Wavertree
- Hallway, Through Lounge & Fitted Kitchen
- Contemporary Three Piece Family Bathroom
- Brilliant Opportunity for First Time Buyers



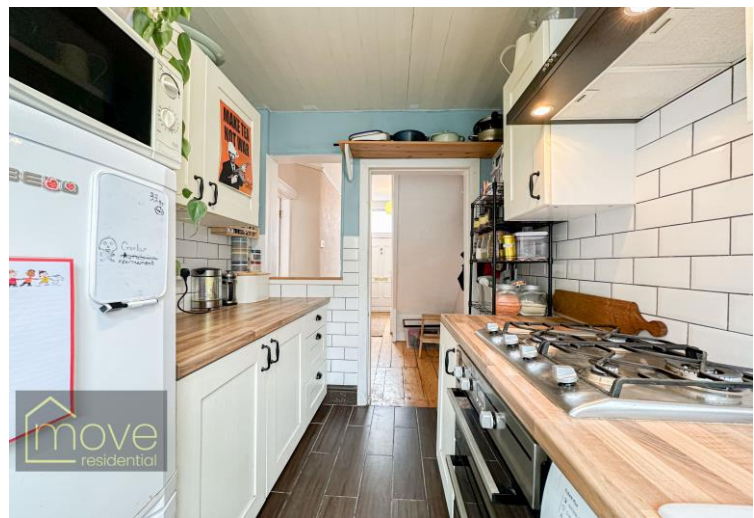
£220,000



The logo for 'move residential' features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with 'residential' in a smaller font below it. The entire logo is set against a dark grey rectangular background.

















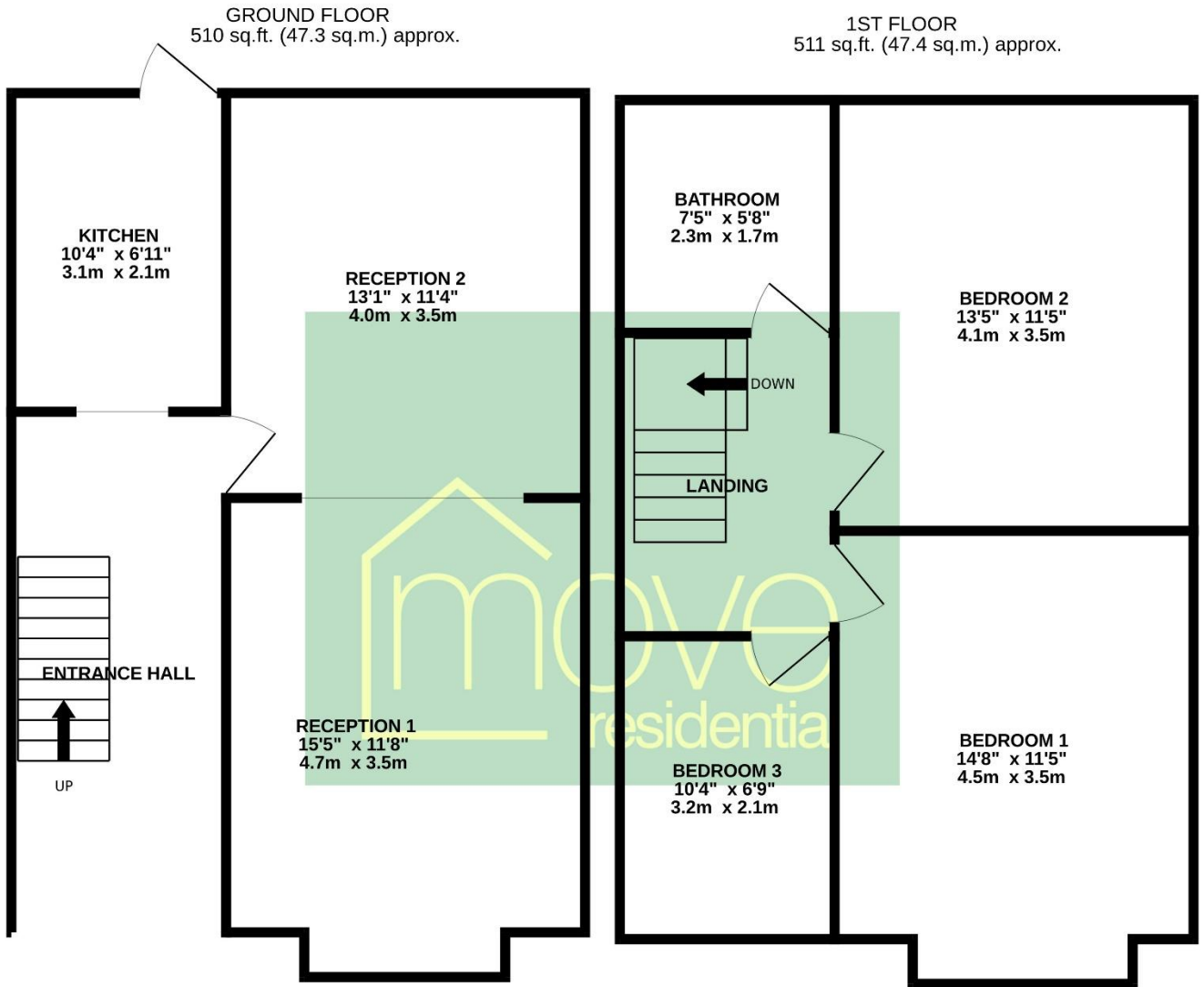
## **Description**

Move Residential are delighted to offer for sale this stunning three bedroom mid terrace home, located on Weardale Road in the popular residential community of Wavertree, L15. Offering generous and beautifully presented living proportions throughout, this charming property presents an opportunity not to be missed for first time buyers who are searching for a home that is ready to move into right away, with no work required. An inviting hallway welcomes you into the property, boasting exquisite sanded floorboards which can be found throughout the ground floor, and leads you into a striking through lounge. This spacious room accommodates both a sitting area to the front and a formal dining area to the rear, presenting a fabulous social space for both relaxing and enjoying mealtimes with family and friends. Awash with natural light courtesy of a large bay window, the lounge has been immaculately finished in a bold tasteful décor which showcases the ornate ceiling detailing and fabulous feature fireplace, presenting a space that feels both welcoming and stylish. This is followed by a modern fitted kitchen, complete with a range of attractive fitted base and wall units, complementary wood style worktops and chic subway tile splashbacks. The impressive quality continues to the first floor where you will find two generously sized double bedrooms and a well-proportioned single room, all impeccably presented and receiving plenty of natural light, with the master room further enjoying a walk-in bay window. Completing the interior is a contemporary style three-piece family bathroom suite. Externally, this lovely home further benefits from a well-maintained enclosed rear yard, which provides an idyllic spot for soaking up the sun and enjoying al-fresco dining during the summer months.

## **Location**

A large and varied area of the City, 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 : 1020 sq.ft. (94.8 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		88 B
69-80	C	71 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.