



## Macdonald Street, Wavertree, L15 1EJ

- Wonderful Two Bedroom Terrace Property
- Generously Sized & Modern Throughout
- Fitted Kitchen & Family Bathroom Suite
- Well-Maintained Enclosed Yard to the Rear
- Located in Residential Area of Wavertree
- Vestibule & Spacious Bay-Fronted Lounge
- Two Well-Proportioned Double Bedrooms
- Ideal for Both First Time Buyers & Investors



£125,000









## **Description**

This wonderful two bedroom terrace home, located in the popular residential community of Wavertree, L15, is proudly welcomed to the sales market by Move Residential. The property boasts generous living proportions and has been fully re-furbished to an impressive standard throughout, with all flooring newly fitted, promising to appeal equally to both first time buyers wanting to get on the property ladder as well as investors looking to expand their portfolio. Following through the entrance vestibule, you are led into a spacious lounge area, awash with natural light courtesy of a large bay window. Finished in a tasteful décor with an attractive parquet flooring, this is certain to make the perfect space for both socialising and relaxing. Following the lounge is a modern fitted kitchen, complete with stylish fitted units, complementary marble pattern worktops, subway splashback tiles and an integrated dishwasher. Concluding the ground floor is a contemporary style three-piece family bathroom suite, featuring chic patterned flooring. Ascending to the first floor, you will discover two generously sized double bedrooms, finished to an excellent standard with plush carpeting, and receiving plenty of daylight. Externally, the property further benefits from an enclosed yard to the rear, providing the ideal spot for enjoying the sun during the warmer 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.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan

Awaiting Image.

## 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.