



Avondale Road, Wavertree, Liverpool L15 3HF

- Three Bedroom Mid Terrace Property
- Generously Sized & Full of Potential
- Dining Room, Fitted Kitchen & Utility
- Substantial Single Room & Wet Room
- Located in Popular Area of Wavertree
- Entrance Hall & Bay-Fronted Lounge
- Two Bright & Spacious Double Rooms
- Enclosed Yard to the Rear of Property

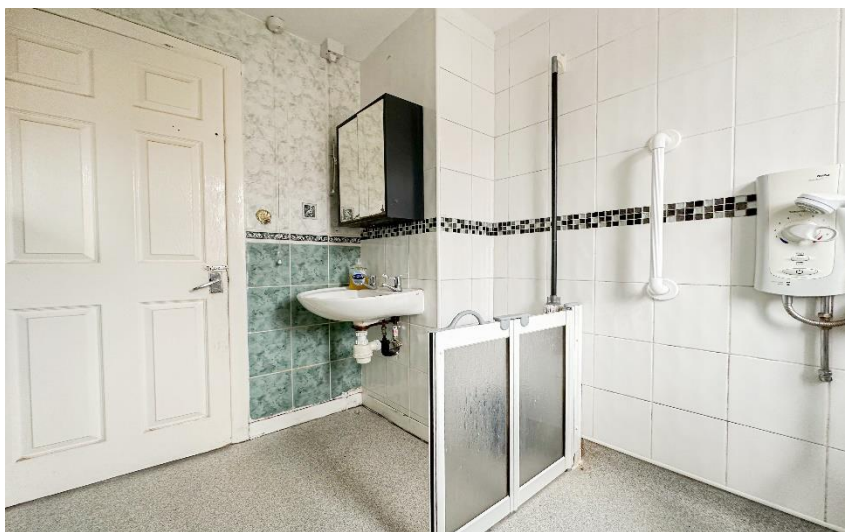


Offers Over £190,000











Description

This promising three bedroom mid terrace home, located on Avondale Road in the popular residential community of Wavertree, L15, has arrived at the sales market courtesy of Move Residential. Enjoying generous living proportions throughout, this property is bursting with potential, presenting an opportunity not to be missed for those searching for a home they can put their own stamp on. Following through the inviting entrance hall, you are led into a spacious reception room, which is awash with natural light courtesy of a walk-in bay window, and boasts ornate ceiling detailing. This is followed by a substantial dining room which is certain to make a delightful space for enjoying family mealtimes, and a fitted kitchen complete with a range of base and wall units and ample surface space. Concluding the ground floor is a convenient separate utility room. Continuing to the first floor, you will find two generously sized double bedrooms and a well-proportioned single bedroom, all receiving plenty of daylight, along with a sizable wet room. Externally, the property benefits from an enclosed rear yard, providing the ideal spot for al-fresco dining in the warmer months.

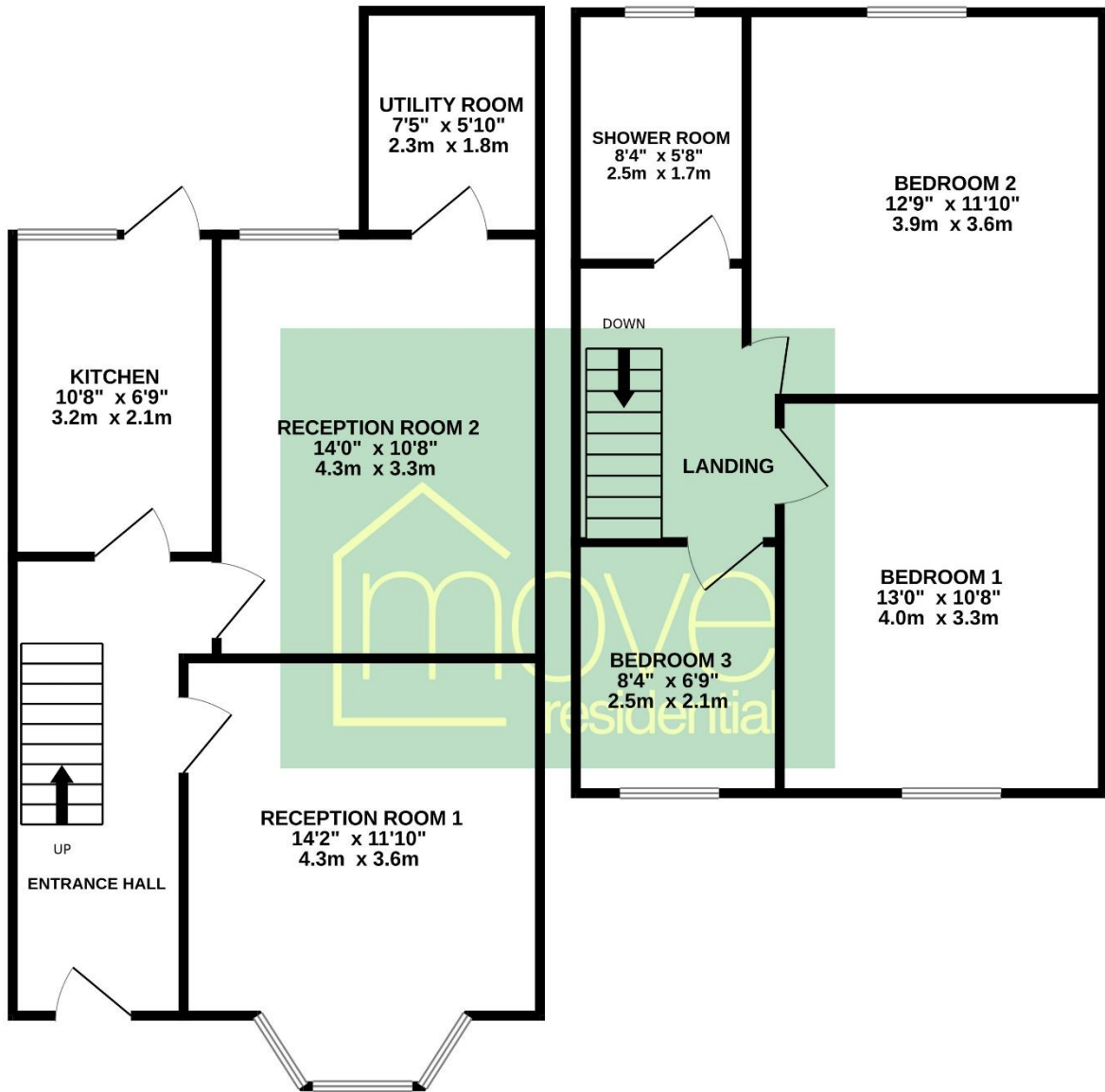
Location

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

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.