



Wells Street, Wavertree, Liverpool, L15 4LU

- Charming Two Bedroom Terrace Property
- Spacious & Well-Presented Throughout
- Modern Kitchen Diner & Bathroom Suite
- Modern Ensuite Shower Room to Master
- Located in the Popular Area of Wavertree
- Vestibule & Welcoming Reception Room
- Two Generously Sized Double Bedrooms
- A Brilliant Purchase for First Time Buyers



Offers in Excess of £130,000











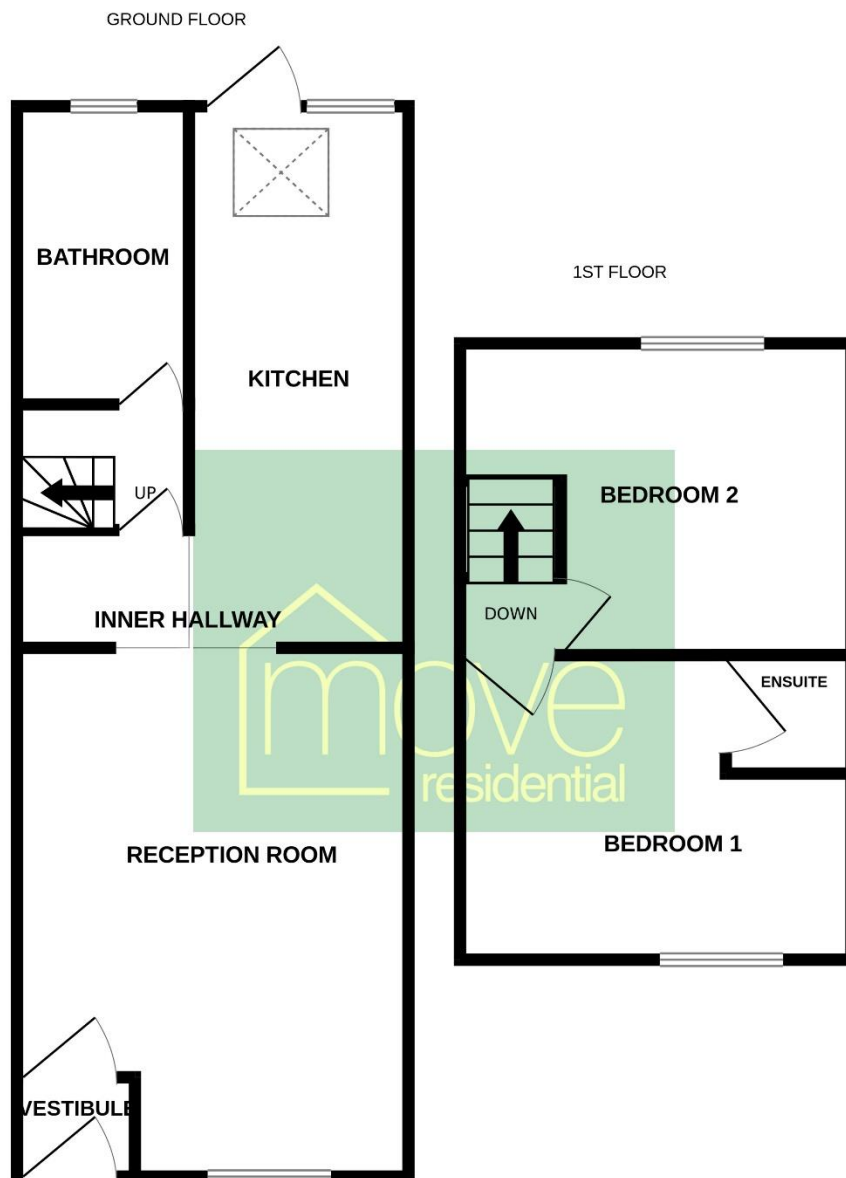
Description

Located in the popular residential community of Wavertree, L15, is this charming two bedroom terrace property, introduced to the sales market by Move Residential. Offering spacious and beautifully presented living proportions throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the vestibule, you are greeted by a bright and welcoming front reception room, featuring an eye-catching fireplace and attractive wood-style flooring which can be found throughout the ground floor. This flows into a substantial modern kitchen diner, complete with a range of stylish fitted base and wall units, wood-style worktops providing plentiful surface space, and sleek integrated appliances. Patterned tile splashbacks enhance the visual appeal of the kitchen, and the space is flooded with natural light courtesy of a skylight above. Completing the ground floor is a contemporary style three-piece family bathroom suite, featuring chic subway tiling to the walls and patterned flooring. Ascending to the first floor, you will find two generously sized double bedrooms, both finished to an excellent standard featuring plush carpeting and receiving plenty of natural light, with the master bedroom further enjoying the added luxury of a modern ensuite shower room. Externally, the property further benefits from an enclosed yard to the rear.

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.

Floorplan



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		91 B
69-80	C	74 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.