



## Bligh Street, Wavertree, Liverpool, L15 0HF

- Two Bedroom Mid Terrace Property
- Fantastic Opportunity for Investors
- Bright Spacious Lounge & Kitchen
- Contemporary Style Shower Room
- Prime Location in Popular Wavertree
- Generous Proportions Throughout
- Two Generously Sized Bedrooms
- Low Maintenance Yard to the Rear

*£95,000*

## Description

Certain to appeal to investors, this two bedroom terrace property, located on Bligh Street in the highly popular area of Wavertree, L15, has arrived at the sales market courtesy of Move Residential. The property offers generous and well-maintained living proportions throughout, promising to make an ideal purchase for those looking to expand their portfolio. Following through the entrance vestibule you are led into a spacious bay-fronted through lounge, followed by a substantial fitted kitchen, and completing the ground floor is a contemporary style shower room. Continuing to the first floor, you will find the sleeping accommodation, consisting of two generously sized bedrooms. Externally is a low maintenance enclosed yard to the rear.

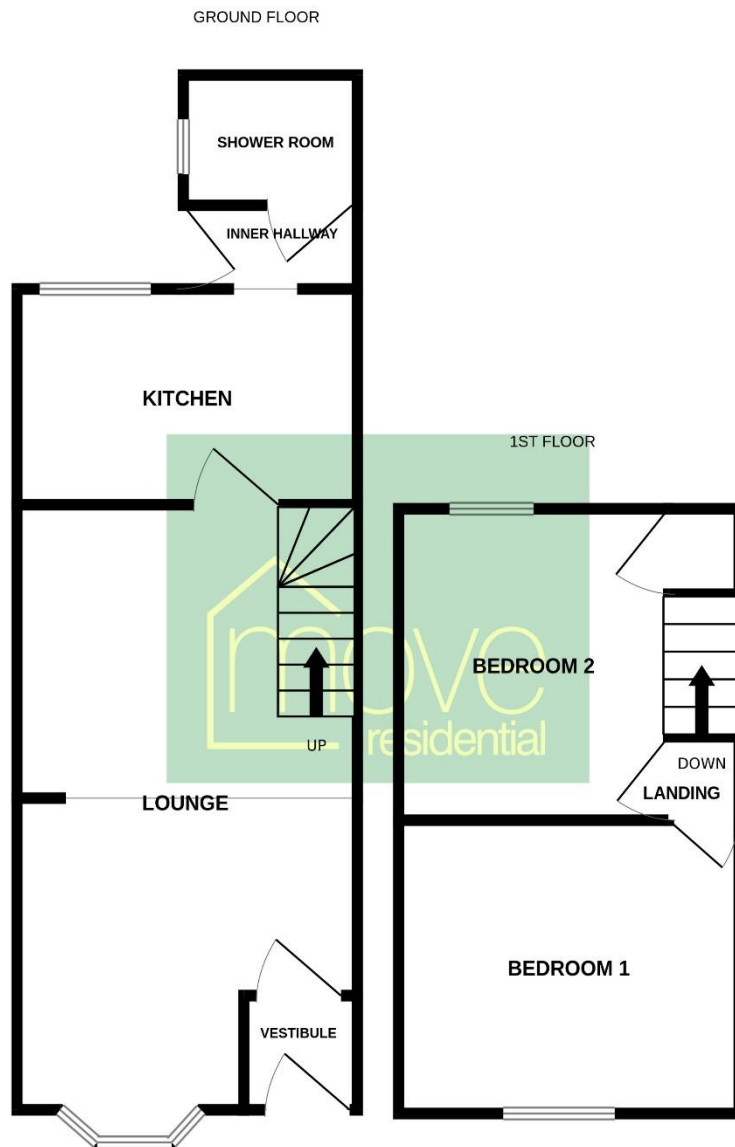
## Location

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.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

## 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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### 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.