



## Methuen Street, Wavertree, Liverpool, L15 1EQ

- Two Bedroom End Terrace Property
- A Fantastic Purchase for Investors
- Spacious Lounge & Fitted Kitchen
- Contemporary Family Bathroom
- Situated in Popular Wavertree Area
- Generous Proportions Throughout
- Two Substantially Sized Bedrooms
- Low Maintenance Enclosed Yard

£110,000

## Description

Those looking to expand their investment portfolio need look no further than this brilliant two bedroom end terrace home. Enjoying a prime location in the popular residential community of Wavertree, L15, the property offers well-proportioned accommodation throughout. Following through the vestibule entrance, you are led into a spacious family lounge, and completing the ground floor is a substantial modern kitchen. Continuing to the first floor you will find two generously sized double bedrooms, and adding the finishing touches to this home is a contemporary family bathroom suite. Externally, the property further benefits from an enclosed yard to the rear.

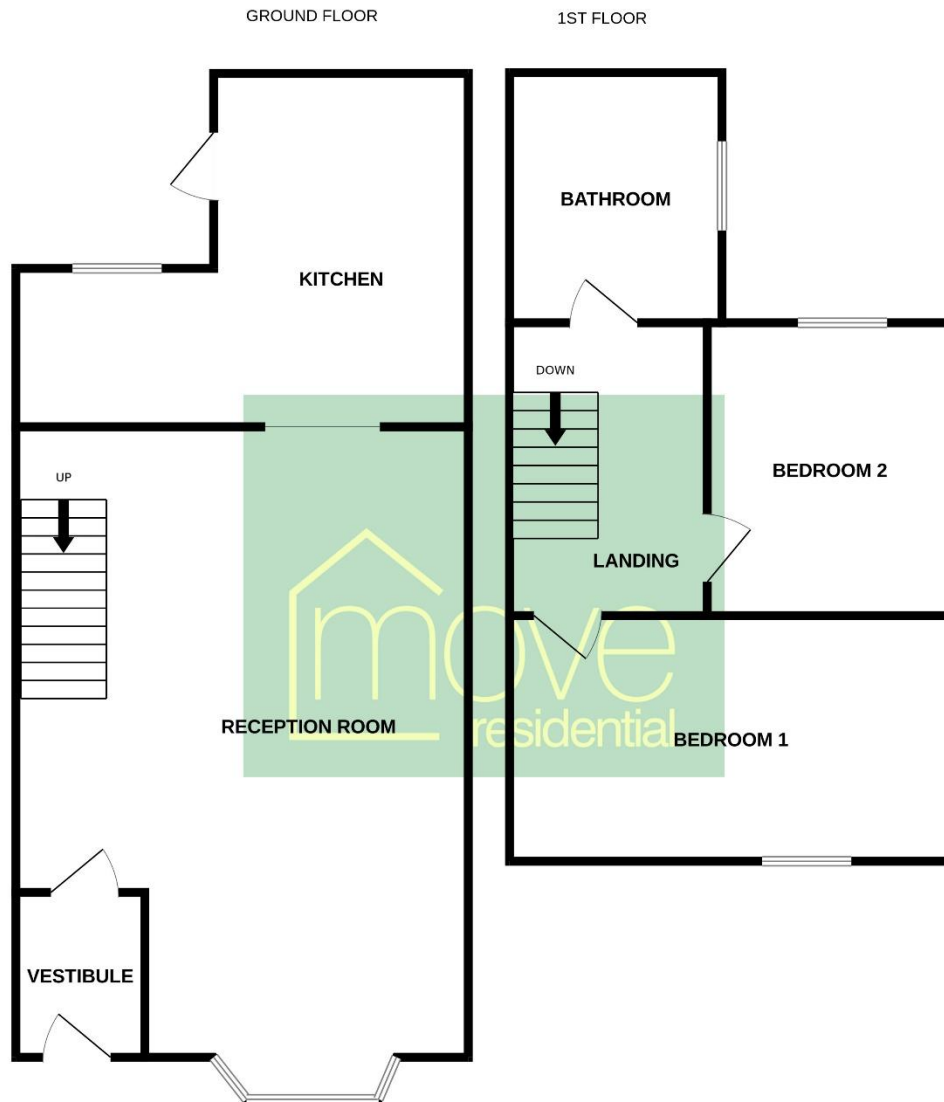
## Location

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.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	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.