



Waldgrave Road, Wavertree, Liverpool, L15 7JL

- Delightful Three Bedroom Semi Detached Home
- Generously Sized & Well-Presented Throughout
- Substantial Fitted Kitchen & Ground Floor WC
- Deluxe Family Bathroom & Spacious Loft Room
- Located in Popular Residential Area of Wavertree
- Entrance Hall Into Welcoming Reception Room
- Two Double Bedrooms & Large Single Bedroom
- Lovely Rear Garden & Off-Road Parking to Front



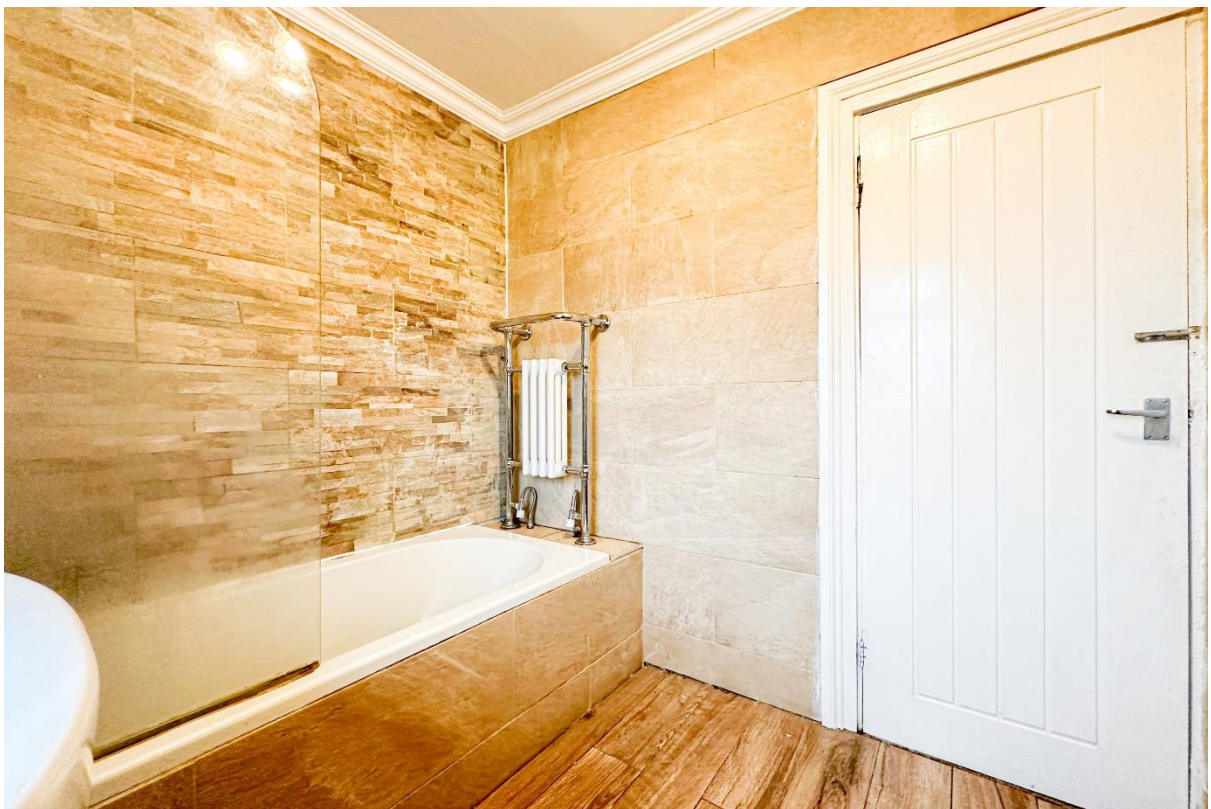
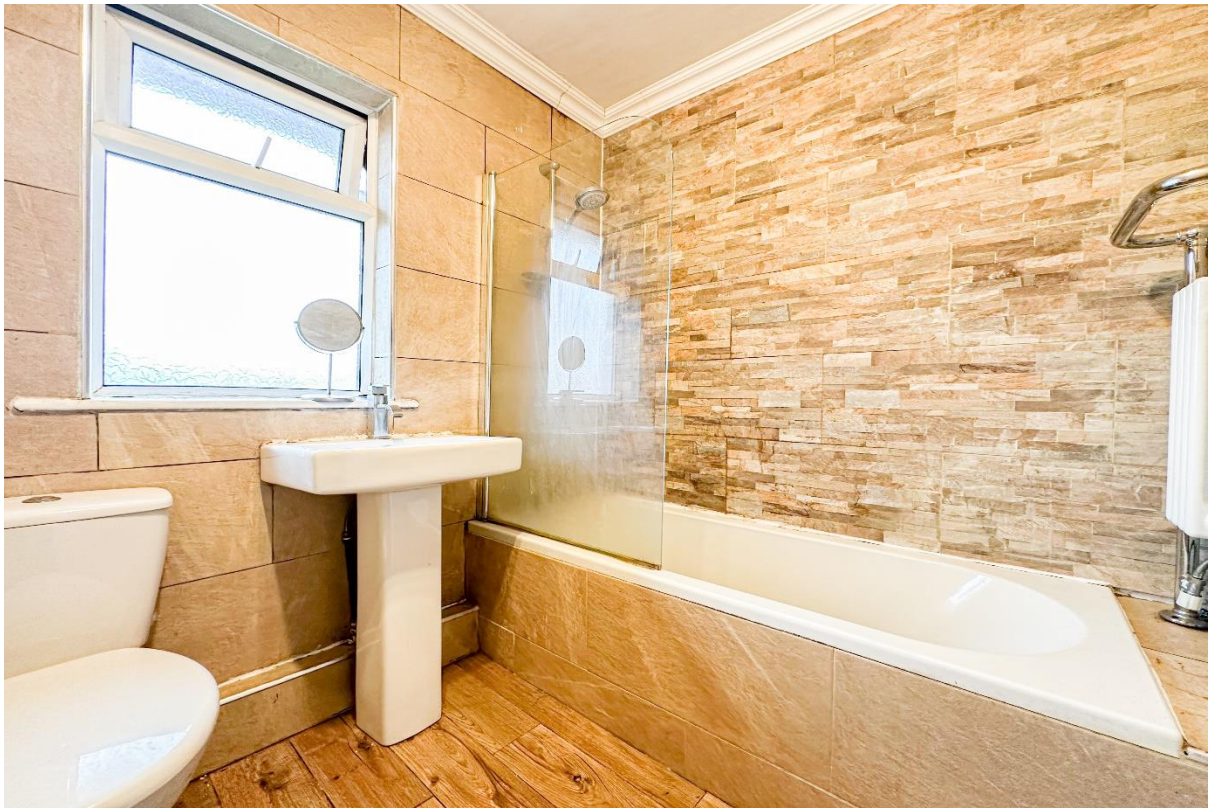
Offers in Excess of £195,000















Description

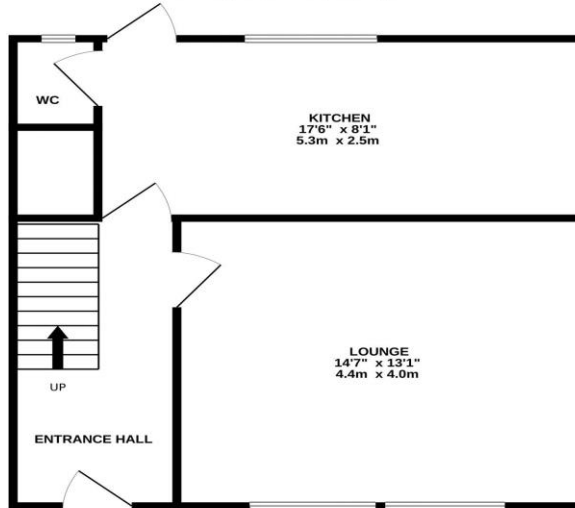
Move Residential are thrilled to offer for sale this delightful three bedroom semi detached property, located on Waldgrave Road in the popular residential community of Wavertree, L15. Offering generously proportioned and well-presented accommodation throughout, this promises to make a fantastic future home for growing families. Following through the inviting entrance hall you are led into a bright and spacious family lounge. Finished in a tasteful décor featuring attractive wood style flooring and an eye-catching fireplace, this presents a welcoming space to relax with family and friends. This is followed by a substantial modern kitchen complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space, and tiled splashbacks. With ample room to accommodate a dining table, this provides a sociable setting for sharing mealtimes. Concluding the ground floor is a convenient WC. Continuing up to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each receiving plenty of natural light, along with a deluxe three-piece family bathroom suite. Completing the interior of this lovely home is a sizable loft room, finished to an excellent standard and illuminated in daylight courtesy of two velux windows. Externally, the property enjoys a large rear garden, consisting of a lawn which offers ample room for recreational activities along with a patio and artificial grass area presenting the ideal spot for enjoying al-fresco dining during the warmer months. To the front this home further benefits from a driveway providing off-road parking.

Location

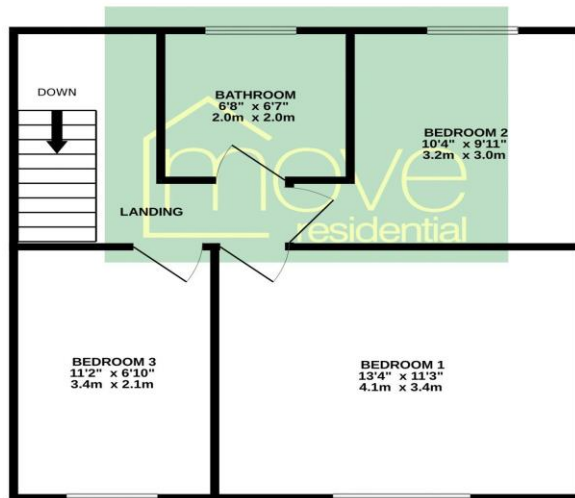
A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals 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

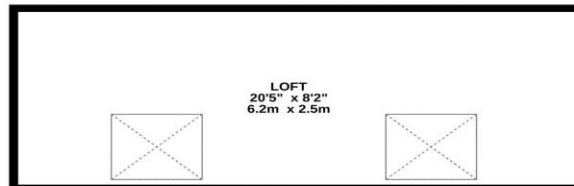
GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
167 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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		86 B
69-80	C		
55-68	D	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.