



Mindale Road, Wavertree, Liverpool, L15 4HP

- Promising Two Bedroom Mid Terrace Property
- Well Proportioned & Bursting with Potential
- Spacious Lounge & Substantial Fitted Kitchen
- Family Bathroom Suite & Ground Floor WC
- Situated in the Residential Area of Wavertree
- Ideal Purchase for Those Looking for a Project
- Two Bright & Generous Double Bedrooms
- Low Maintenance Enclosed Yard to the Rear

£110,000

Description

An ideal purchase for those looking for a project is this promising two bedroom mid terrace property, ideally located on Mindale Road in the popular residential community of Wavertree, L15. Boasting well-proportioned accommodation throughout, this home is bursting with potential, ready and waiting to be purchased by a lucky buyer searching for a home they can put their own stamp on. Upon entering the property, you are greeted by a spacious family lounge which leads through to a substantial kitchen, and completing the ground floor is a convenient WC. Continuing up to the first floor you will find two generously sized double bedrooms along with a family bathroom suite accessed from the second bedroom. Externally, the property further benefits from an enclosed rear yard.

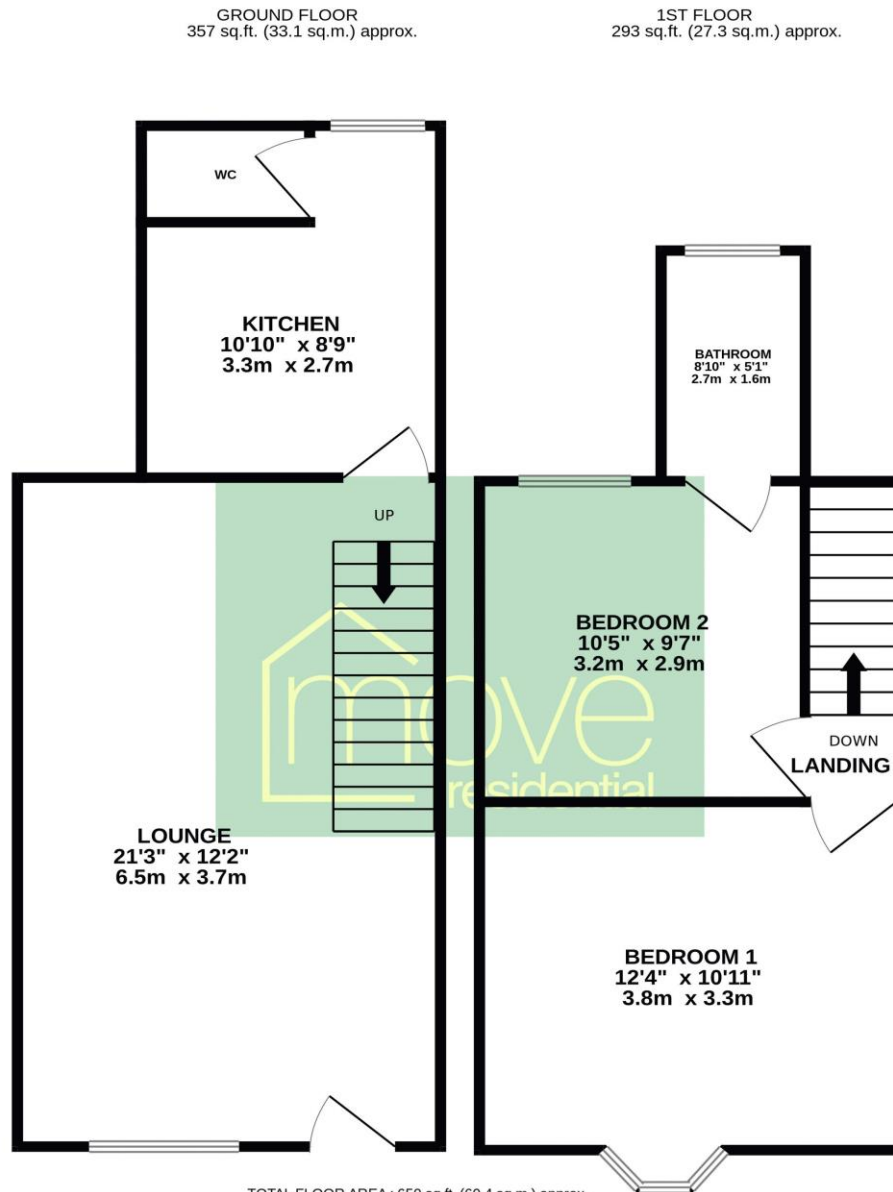
Location

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		90 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Floor Plan



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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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.