

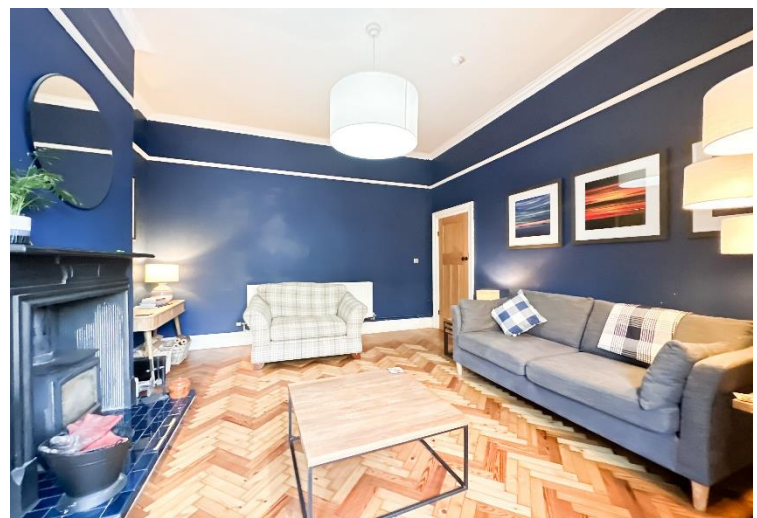


## Hunters Lane, Wavertree, Liverpool L15 8HL

- Stunning Five Bedroom Mid Terrace Property
- Finished to Exceptional Standard Throughout
- Striking Extended Kitchen & Downstairs WC
- Luxurious Three-Piece Family Bathroom Suite
- Prime Location in Popular Area of Wavertree
- Entrance Hall, Family Lounge & Dining Room
- Five Beautifully Presented Double Bedrooms
- Charming Town Garden & Off-Road Parking



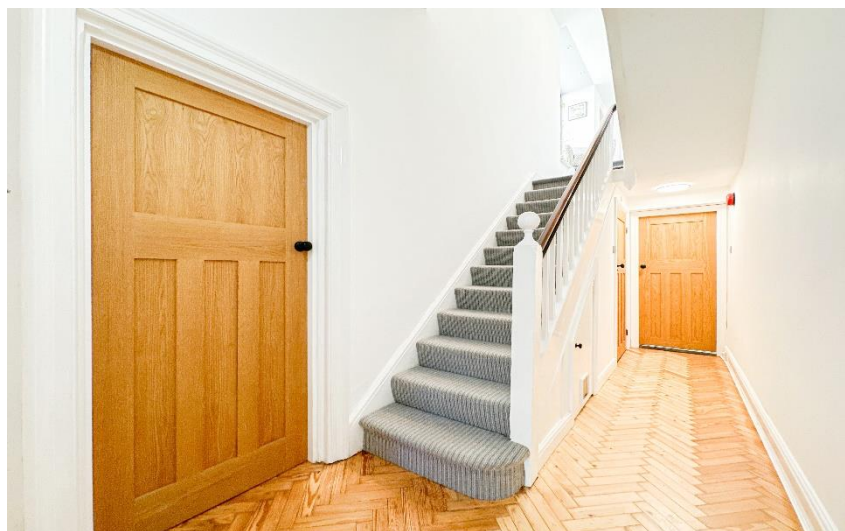
£595,000





























## Description

This truly stunning five bedroom terrace home is proudly showcased to the sales market by appointed agents Move Residential. Enjoying a prime location on Hunters Lane in the highly favored residential community of Wavertree, L15, this Edwardian property boasts a characterful frontage exuding curb appeal. Having been extended and refurbished to the very highest standard, the residence offers exceptionally generous living proportions set over three floors which have been finished to an immaculate standard throughout, promising to make an incomparable and enviable future home for a very lucky family. Upon entering the property you are greeted by an inviting entrance hall, featuring attractive parquet flooring which continues through to the spacious family lounge. Awash with natural light and finished in a tasteful décor boasting an eye-catching fireplace, this presents a space to relax which feels both welcoming and stylish. This is followed by a beautifully presented and airy dining room providing the perfect setting for enjoying family mealtimes and entertaining guests. Patio doors offer access out to the internal courtyard, which leads through to the sensational kitchen diner. Certain to impress even the most discerning of buyers, this striking room presents the ultimate space for sociable family living. Evidently designed to the most exemplary specifications, the kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a range of sleek integrated appliances. A spectacular centre island incorporates a breakfast bar, providing the ideal spot for more casual dining, along with a charming banquette. Bi-fold doors provide views and access out to the delightful town garden, and along with skylights above, illuminate the space in daylight. Concluding the ground floor is a convenient WC. The outstanding quality continues to the first floor where you will find three generously sized double bedrooms, one of which is currently in use as an office, each finished to an impeccable standard and receiving plenty of natural light. Accompanying the bedrooms is a luxurious three-piece family bathroom suite, enjoying chic subway tiling to the walls with matte black fixtures adding the perfect finishing touch. At the pinnacle of the property, the second floor is home to the two final substantial double bedrooms, both beautifully finished, along with a well-equipped utility room. Externally, the property is further enhanced by a meticulously maintained enclosed town garden which offers a serene spot for enjoying al-fresco dining during the warmer months. To the front, a sizable driveway provides off-road parking. A viewing is recommended to fully appreciate the expansive living proportions and exceptional quality finishes that this extraordinary residence has to offer.

## 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

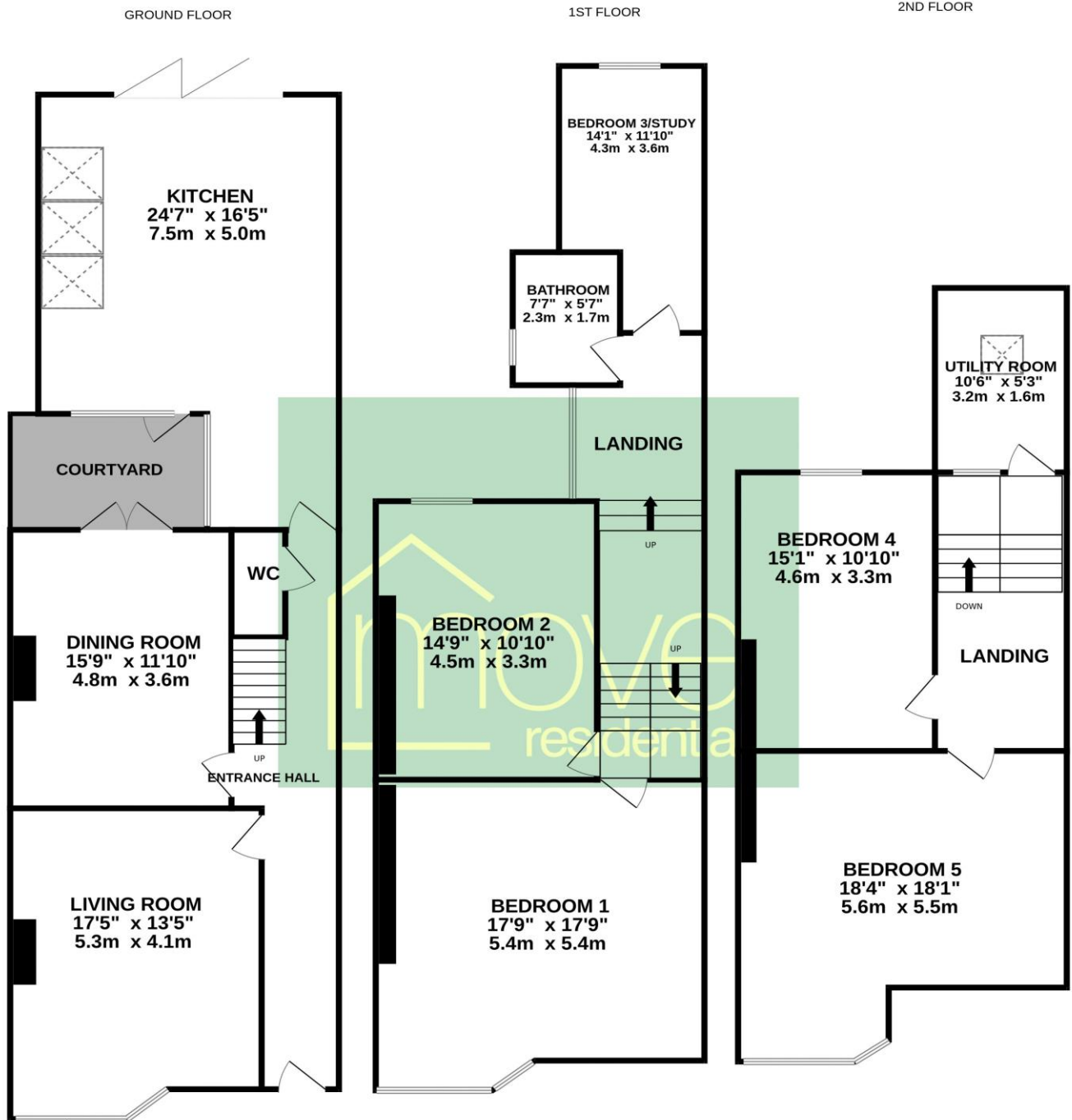
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.



# Floor Plan



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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