



## Charnley Drive, Wavertree, Liverpool L15 6WB

- Substantial Five Bedroom Three Bathroom End Town House
- Immaculately Presented and Appointed Living Accommodation
- Impressive Open Plan Living Kitchen Diner with Bi-Folding Doors
- Three Bedrooms and Three Bathrooms Set Over the Second and Third Floors
- Arrange Over Four Floors - Spanning Over 2,000 Square Foot
- Hallway, Bay Fronted Reception Room, Utility and Downstairs W.C
- Further Large Reception Room and Two Bedrooms to the First Floor
- Low Maintenance Gardens - Driveway and Detached Garage to the Rear



Offers in Excess of £405,000









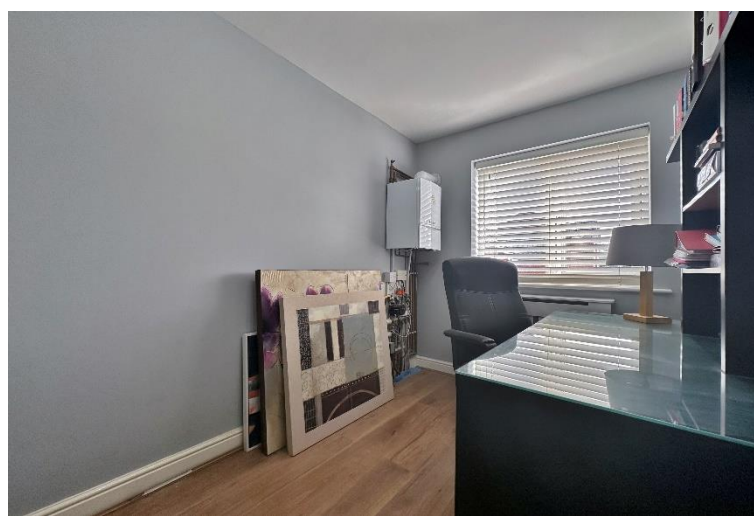


























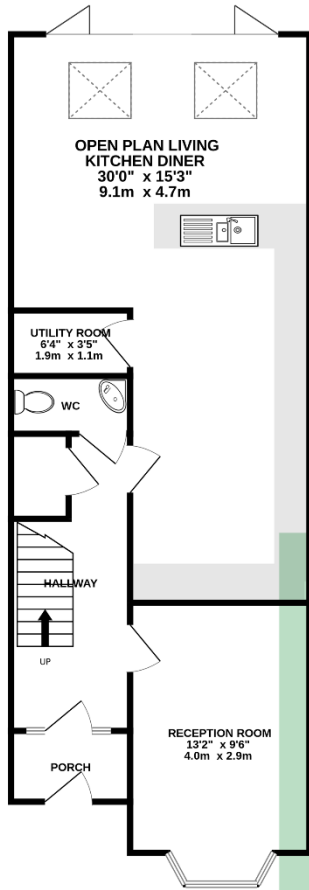
## Description

Substantial five bedroom, three bathroom town house arranged over four storeys is presented to the sales market by Move Residential. Spanning over 2,000 square foot of well planned family living accommodation all appointed with a fresh and neutral décor, this magnificent home must be viewed to be appreciated in full.

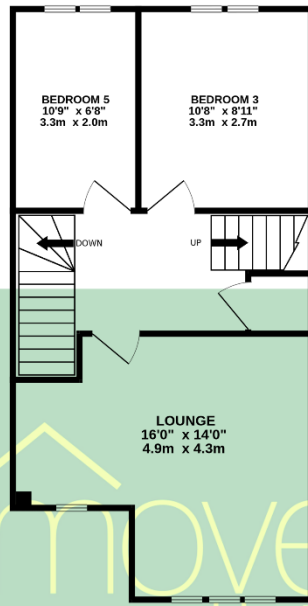
This attractive property briefly comprises a welcoming entrance hallway, with downstairs W.C and utility room. Bay fronted reception room and an impressive open plan living kitchen diner with bespoke fitted kitchen comprising a comprehensive range of wall and base units with complimentary work tops and integrated appliances. The living area has a vaulted ceiling with velux windows and bi-folding doors opening out into the delightful rear garden, both flooding this superb room with natural light. To the first floor you have a second reception room and two good sized bedrooms. The second floor offers two further bedrooms, one with en suite and a family bathroom, The master suite is located on the top floor, generous in size with modern en suite shower room.

Further benefiting from a lawned front garden, double glazing, gas central heating and to the rear of the property a driveway and detached garage. Completing this home perfectly is the enclosed rear garden, designed for ease of maintenance perfect for entertaining or relaxing.

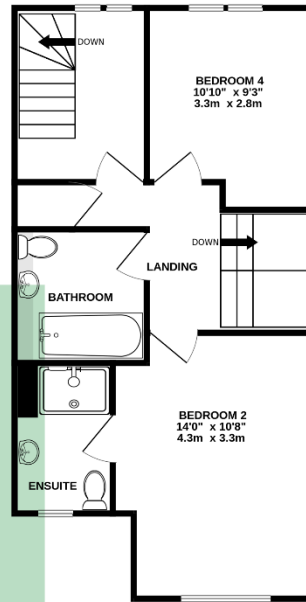
GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



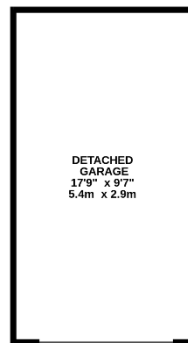
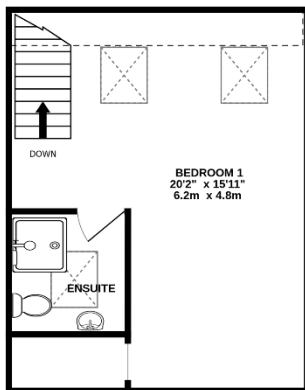
1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



3RD FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2081 sq.ft. (193.3 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**

Awaiting summary

### **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.