



Victoria Court, Wavertree, Liverpool, L15 8LZ

- Attractive Three Bedroom Semi Detached Residence
- Quiet Cul-De-Sac in the Popular Area of Wavertree, L15
- Two Double Bedrooms, Third Bedroom and Bathroom
- Large Enclosed Rear Garden with Patio and Lawn
- Immaculately Presented Family Living Accommodation
- Hallway, Front Lounge and Rear Modern Kitchen Diner
- Driveway, Garage and Lovely Lawned Front Garden
- Close to Amenities, Transport Links and Excellent Schools



£250,000











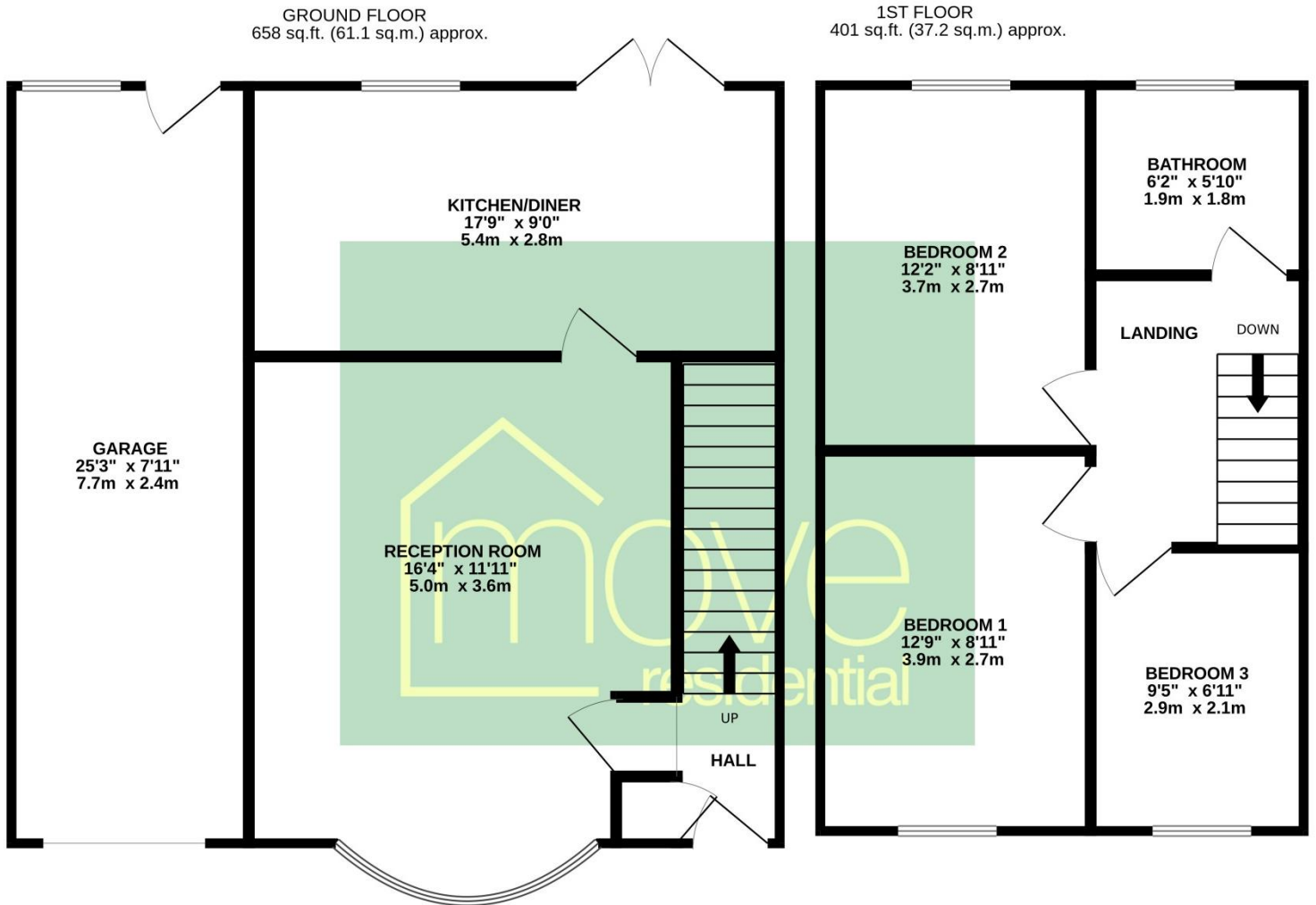
Description

Attractive three bedroom semi detached family residence located on a quiet cul-de-sac in the highly popular area of Wavertree, L15 is presented to the sales market courtesy of Move Residential. Immaculately presented throughout with a fresh and tasteful décor this home must be viewed to be appreciated in full. In brief you have a hallway, bay fronted lounge and a modern kitchen diner to the rear with patio doors opening to the delightful garden. To the first floor you have two double bedrooms, third bedroom and a three piece family bathroom. Further benefiting from off road parking, garage and lovely lawned front garden. To the rear you have a large enclosed garden, beautifully manicured with lawned and patio areas perfect for entertaining or relaxing.

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.

Floorplan



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.