

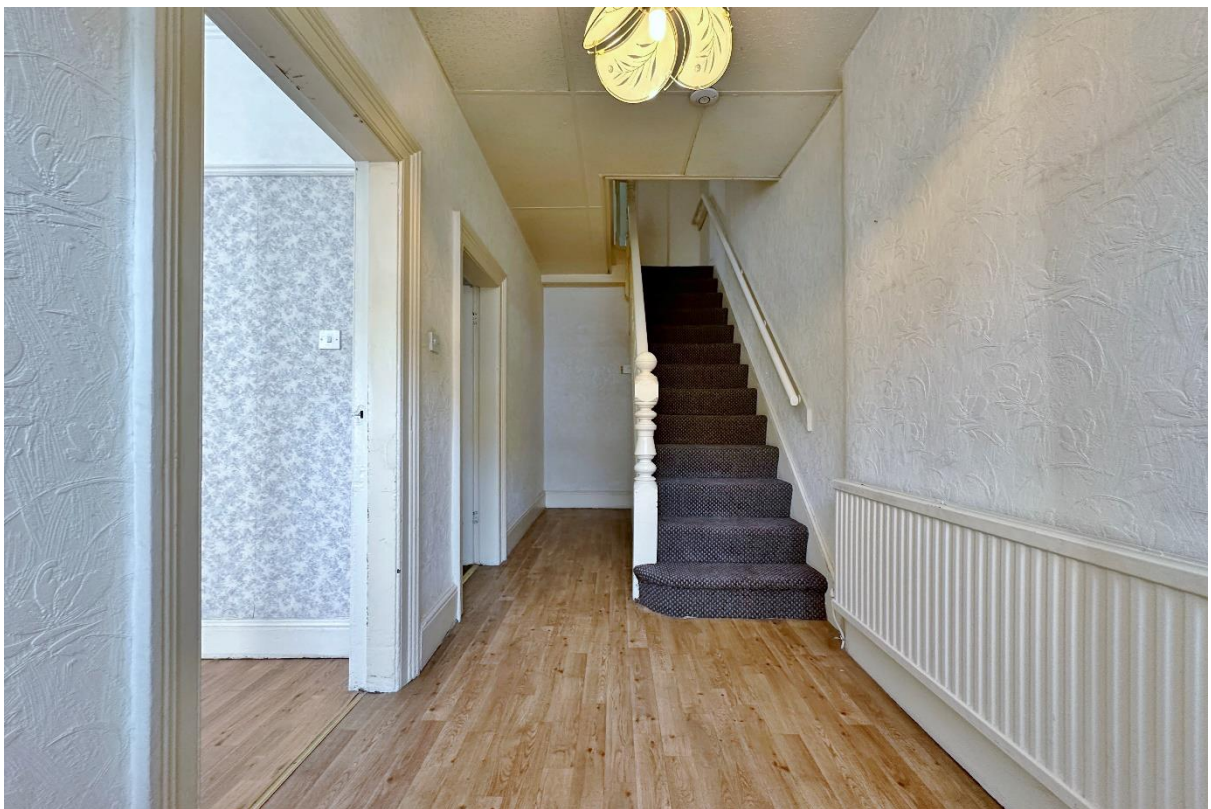


Ferndale Road, Wavertree, Liverpool, L15 3JZ

- Brilliant Four Bedroom Mid Terrace Property
- Generously Proportioned & Full of Potential
- Second Reception Room & Sizable Kitchen
- Two Single Rooms & Family Bathroom Suite
- Located in the Residential Area of Wavertree
- Entrance Hall & Bay-Fronted Family Lounge
- Two Bright & Substantial Double Bedrooms
- Available for Sale with No Onward Chain



£220,000

















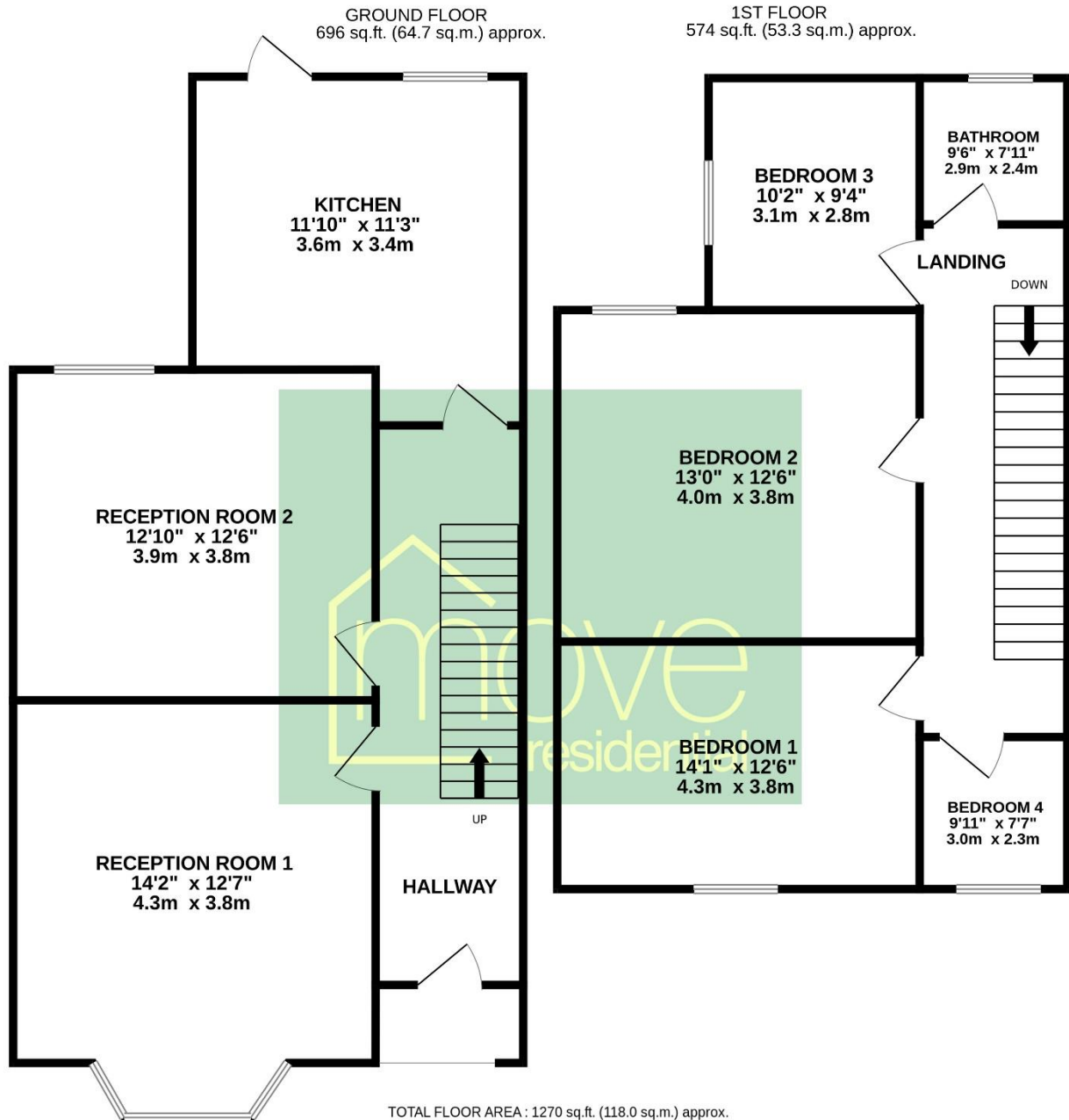
Description

Move Residential are delighted to welcome to the sales market this brilliant four bedroom mid terrace home, located on Ferndale Road in the popular residential community of Wavertree, L15. Available for sale with no onward chain, this property offers generous and well-maintained living proportions and is brimming with potential. With some modernisation throughout this is certain to make a fantastic family home, presenting an opportunity not to be missed for those searching for a property they can put their own stamp on. An inviting entrance hall welcomes you into the residence, leading through to the first of two bright and spacious reception rooms, both boasting feature fireplaces and receiving an abundance of natural light, with the front lounge enjoying a walk-in bay window. The ground floor is completed by a substantially sized kitchen featuring a selection of fitted base and wall units and plentiful worktop space. Continuing up to the first floor you will discover two generously sized double bedrooms, two well-proportioned single rooms, and a family bathroom suite. Further enhancing this property is a substantial basement which offers an abundance of additional storage space. Externally, the residence boasts a sizable enclosed rear yard offering the ideal spot for enjoying al-fresco dining during the warmer months. A viewing is highly recommended to fully appreciate the exciting possibilities that this fantastic home 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.

Floor Plan



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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		87 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.