



Wavertree Green, Wavertree, Liverpool, L15 6TA

- Four Bedroom Semi Detached Property
- Available For Sale with No Onward Chain
- Entrance Hall & Through Reception Room
- Four Spacious Bedrooms & Shower Room
- Located in Residential Area of Wavertree
- Offers Plenty of Scope for Refurbishment
- Morning Room & Extended Fitted Kitchen
- Lawned Rear Garden & Off-Road Parking

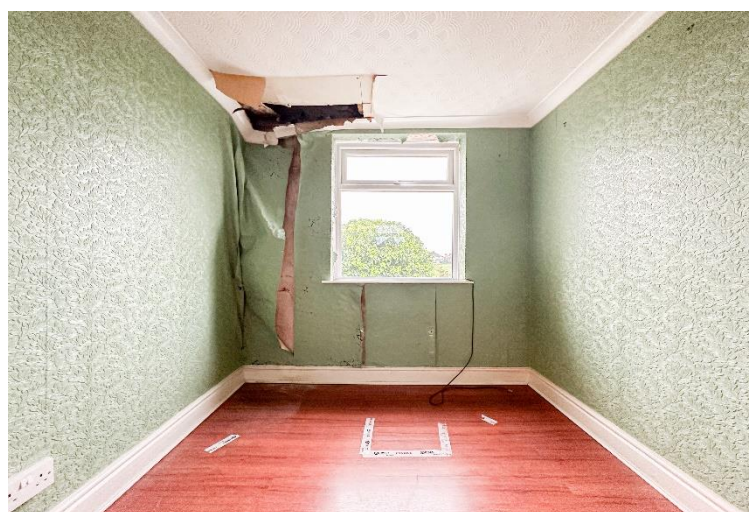
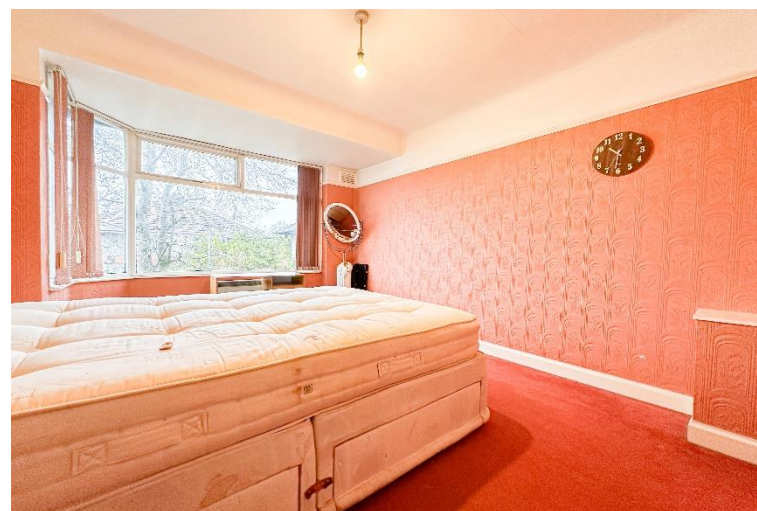


£325,000













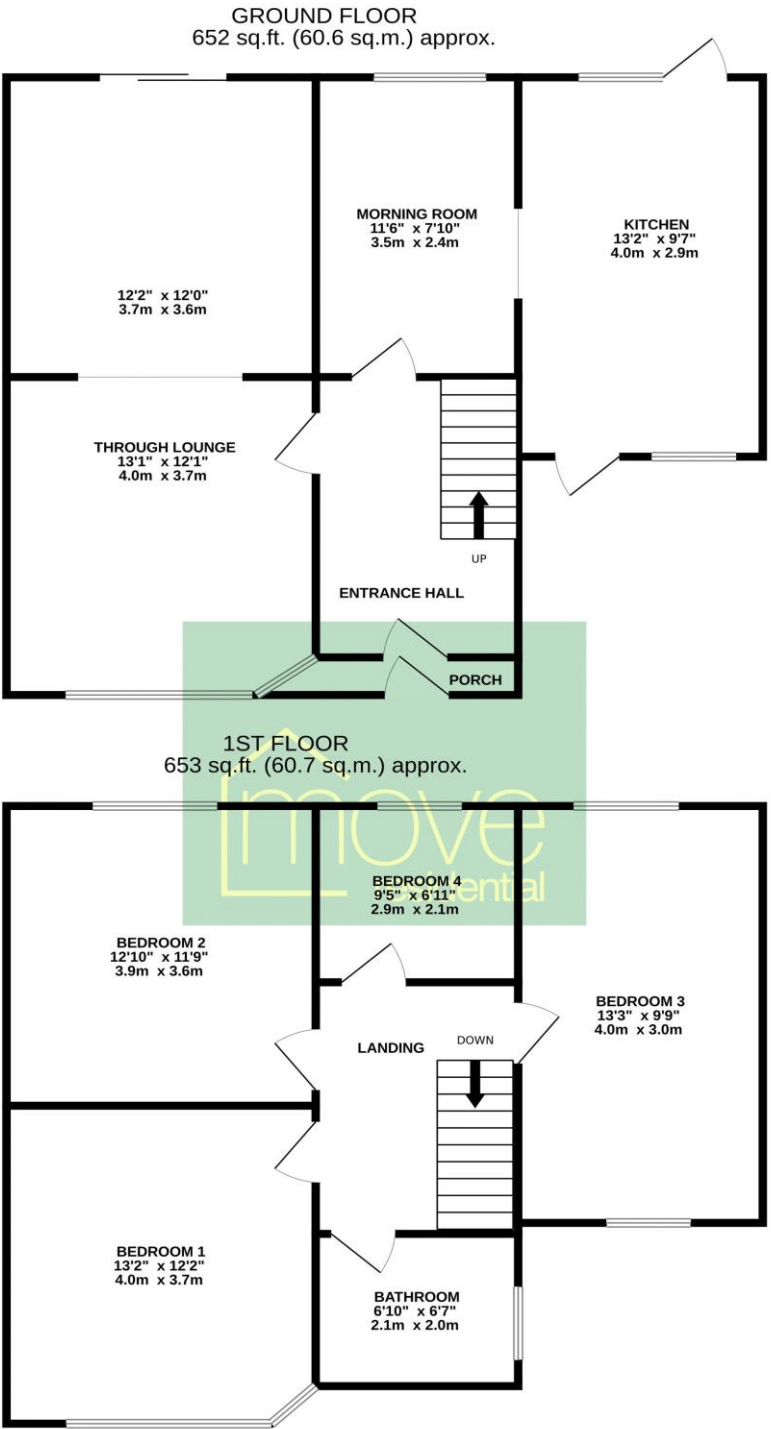
Description

This promising four bedroom extended semi detached property, located on Wavertree Green in the popular residential community of Wavertree, L15, is welcomed to the sales market by appointed agents Move Residential. Available for sale with no onward chain, this presents an opportunity not to be missed for those searching for a home they can put their own stamp on, offering generous living proportions throughout which are bursting with potential. Following through the entrance hall, you are led into a spacious through lounge which is awash with natural light courtesy of a bay window to the front and a set of sliding doors to the rear, which also provide views and access out to the garden. Enjoying wood style flooring and eye-catching fireplace, this promises to make a welcoming social space to relax and enjoy mealtimes with family and friends. A morning room provides the perfect setting for casual dining and flows into a substantial extended kitchen complete with a range of fitted base and wall units and plentiful surface space. Continuing up to the first floor you will find three generously sized double bedrooms and a well-proportioned single room, each receiving plenty of daylight, and accompanying the sleeping accommodation is a fully tiled family shower room. Externally, this home further benefits from a sizable lawned garden to the rear, whilst to the front a flagged driveway provides off-road parking. A viewing is highly recommended to fully appreciate the exciting possibilities that this brilliant home has to offer.

Location

A large and varied area of the City, 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 : 1305 sq.ft. (121.2 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 Image.

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.