



Loreburn Road, Wavertree, Liverpool L15 9HD

- Charming Three Bedroom Terrace Property
- Well-Proportioned & Beautifully Presented
- Second Sitting Room & Stylish Fitted Kitchen
- Contemporary Three-Piece Bathroom Suite
- Located in Popular Community of Wavertree
- Entrance Hall & Bay-Fronted Family Lounge
- Two Double Bedrooms & Large Single Room
- Well-Maintained Enclosed Yard to the Rear



£260,000













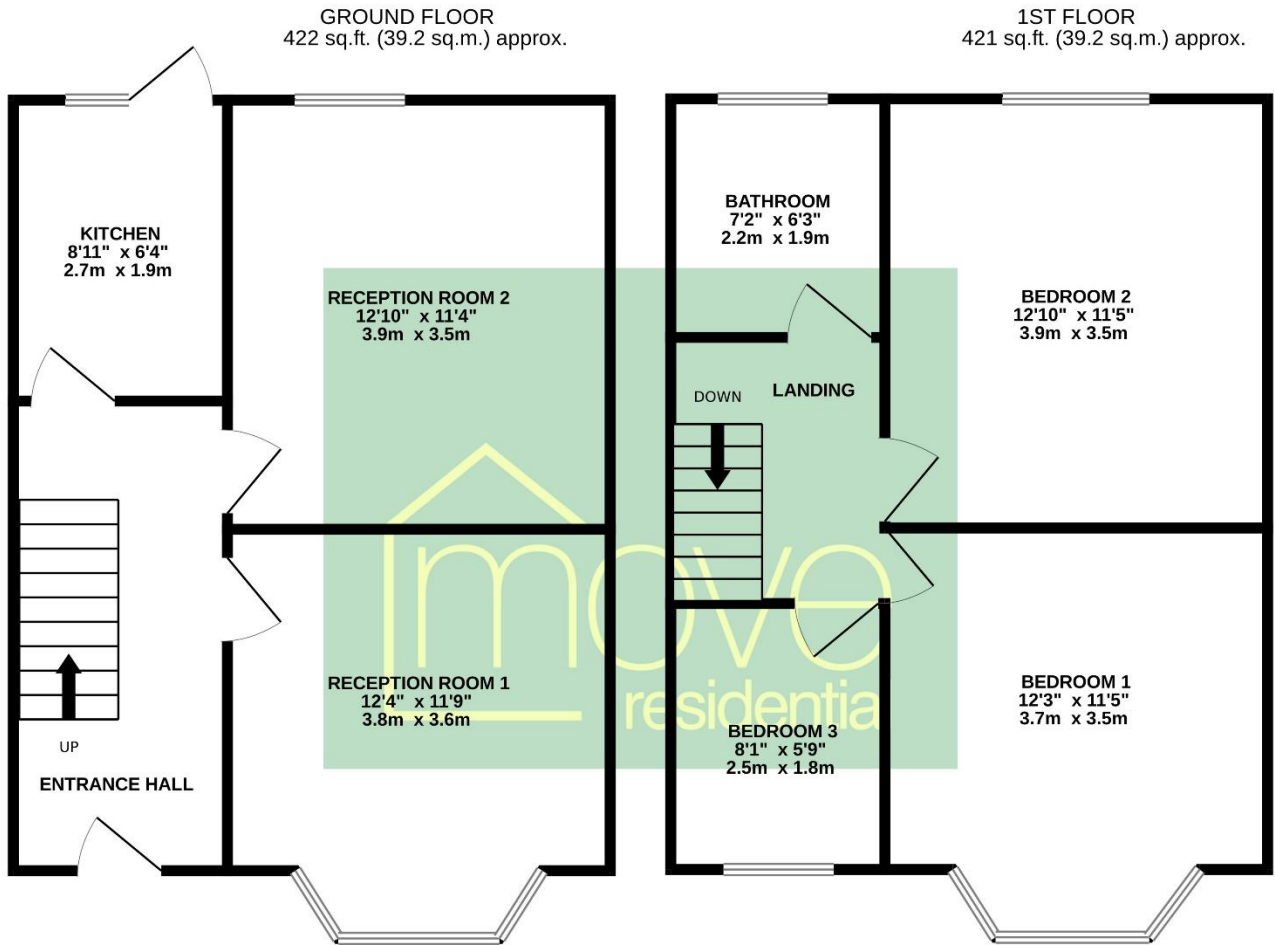
Description

This charming three bedroom mid terrace home enjoys a prime location on Loreburn Road in the popular residential community of Wavertree, L15. Welcomed to the sales market by appointed agents Move Residential, this generously proportioned and beautifully presented property is certain to make a fabulous future home for a very lucky buyer. You are greeted into the property by an inviting entrance hall leading through to a spacious family lounge which is bathed in natural light courtesy of a bay window. Finished in a tasteful décor featuring attractive wooden flooring and an eye-catching fireplace, this presents a welcoming space to relax and unwind. This is followed by a second well-presented reception room, which is currently in use as an office but would also make a delightful setting for enjoying mealtimes. Concluding the ground floor is a modern fitted kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. Ascending to the first floor you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an impeccable standard and receiving plenty of natural light, with the master bedroom enjoying a bay window. Adding the finishing touch to the interior of this lovely home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a well-maintained enclosed rear yard which provides an idyllic spot for enjoying al-fresco dining during the summer months.

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 : 843 sq.ft. (78.3 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 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.