



Eastdale Road, Wavertree, Liverpool, L15 4HW

- Charming Three Bedroom Mid Terrace Home
- Finished To Immaculate Standard Throughout
- Elegant Dining Area & Modern Fitted Kitchen
- Contemporary Three-Piece Family Bathroom
- Located In The Residential Area Of Wavertree
- Entrance Hall & Welcoming Reception Room
- Two Double Bedrooms & Large Single Room
- Meticulously Maintained Enclosed Rear Yard



Offers Over £200,000

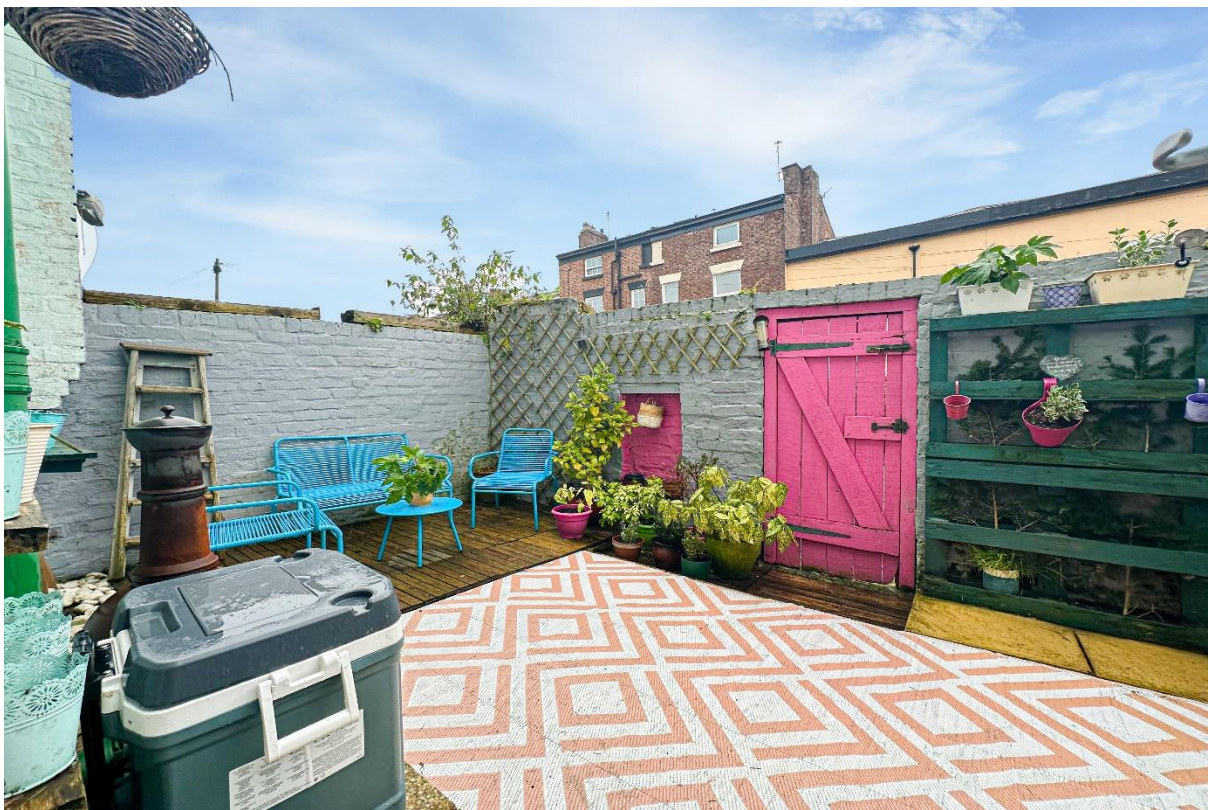












Description

This truly charming three-bedroom terrace home, located on Eastdale Road in the popular and vibrant Wavertree area (L15), is brought to market by Move Residential. The property is immaculately finished and has been sympathetically decorated to complement the exquisite original features which are found throughout, promising to make an enviable future home for a very lucky buyer. As you enter, you're welcomed by an inviting hallway with original flooring that leads to a spacious family lounge, flooded with natural light through a bay window. This room, with its tasteful décor and eye-catching working fireplace, creates a warm and stylish environment for relaxation. The elegant design continues into the second reception room, which boasts views and access to the rear sun-trap-yard, providing a perfect space for family meals or entertaining guests. This flows seamlessly into a modern kitchen, equipped with sleek fitted units and generous worktop space, ideal for cooking and socialising. Upstairs, you'll find two generously sized double bedrooms, each with feature fireplaces, and a well-proportioned single room. The master bedroom also benefits from fitted wardrobes for added storage. The interior is completed by a beautifully appointed three-piece family bathroom, featuring chic tiling and modern fixtures. Externally, the property offers a well-maintained rear yard, ideal for al-fresco dining or simply enjoying the outdoors during the warmer months.

This home offers the ideal combination of character, comfort, and community – a wonderful place to call home.

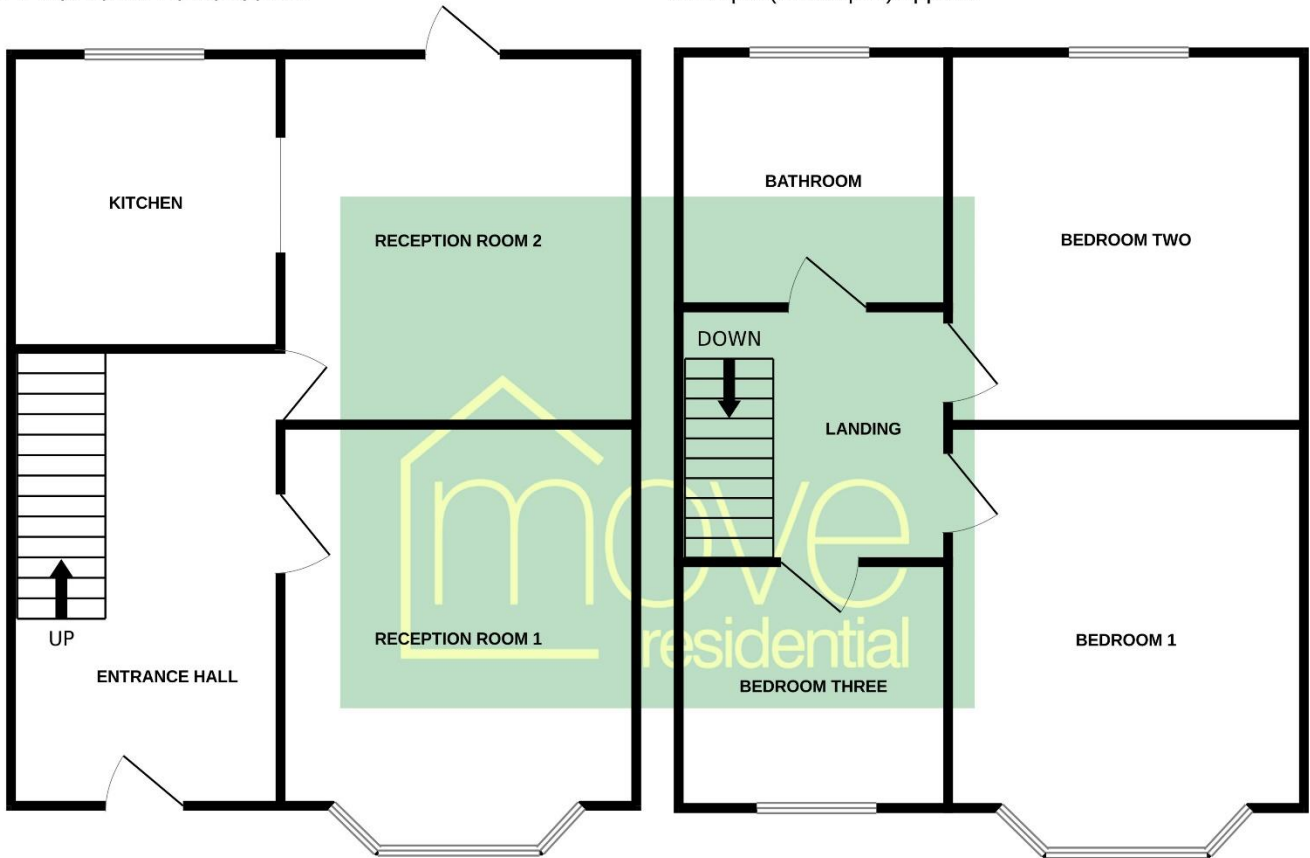
Location

This home is set in a highly desirable part of Wavertree, a vibrant area with a strong community spirit, making it an excellent choice for families and young professionals. The property backs onto Salisbury Terrace, which leads to Sandown Lane and the leafy Picton Clock area, known for its peaceful, suburban feel. Residents here enjoy the benefits of a close-knit neighbourhood with great local amenities. Green spaces, including Greenbank Park and Wavertree Playground (locally known as 'The Mystery'), are just a short stroll away, offering ideal spots for relaxation and outdoor activities. Wavertree Sports Park, which includes Liverpool Aquatics, Tennis, and Athletics Centres, is also nearby, catering to those with an active lifestyle. For convenience, Smithdown/Allerton Road and Picton Road are within walking distance, offering a variety of shops, eateries, bars, and cafes, and supermarkets. The area also has great schools, such as the historic Blue Coat School and King David High School. Transport links are excellent, with Wavertree Technology Park train station providing regular services to Liverpool and Manchester, and bus routes taking you to the city centre in less than 15 minutes. The M62 and John Lennon Airport are also easily accessible, making this property perfectly placed for both work and leisure.

Floor Plan

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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	67 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.