



## Ventnor Road, Wavertree, Liverpool, L15 4JF

- Wonderful Three Bedroom Semi Detached Property
- Generously Proportioned & Immaculately Finished
- Second Reception Room & Modern Fitted Kitchen
- Deluxe Tiled Five-Piece Family Bathroom Suite
- Located In Favoured Residential Area Of Wavertree
- Hall & Beautifully Presented Bay-Fronted Lounge
- Two Double Bedrooms & Spacious Single Room
- South-Facing Rear Garden & Off-Road Parking



Offers Over £300,000





















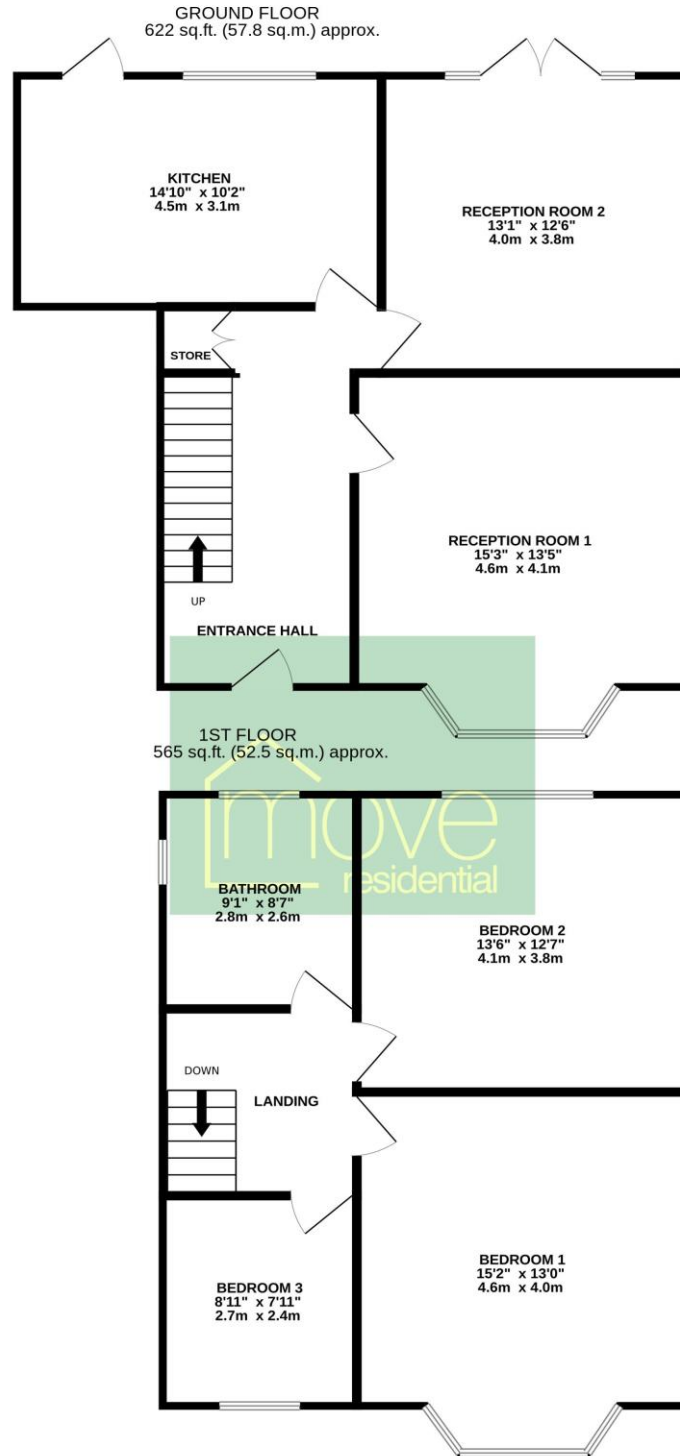
## **Description**

Located on Ventnor Road in the favoured residential community of Wavetree, L15, is this wonderful three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. Boasting an appealing frontage with generous and immaculately presented living proportions within, this promises to make a fabulous future home for a growing family. An inviting entrance hall greets you into the property, leading through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring attractive wood style flooring and an eye-catching fireplace, this presents a charming space to entertain family and friends. This is followed by a second substantial and impeccably finished reception room, which boasts a set of French doors illuminating the space in daylight, providing a tranquil setting to relax and unwind whilst enjoying views of the rear garden. Concluding the ground floor is a modern kitchen complete with a range of stylish fitted base and wall units, complementary granite worktops providing plentiful surface space, and a selection of sleek integrated appliances. The property continues to impress as you ascend to the first floor, where you will find two generously sized double bedrooms and a well-proportioned single room, each finished to a high standard with fitted furniture featuring throughout. Adding the finishing touch to the interior of this lovely home is a deluxe five-piece family bathroom suite. Externally, the property further benefits from a sizable south facing rear garden which provides a delightful outdoor space for the whole household, enjoying a sunny aspect throughout the day. A meticulously maintained lawn offers ample room for recreational activities, whilst a smartly flagged patio area presents an idyllic spot for al-fresco dining during the summer. There is also an outbuilding complete with a WC, which offers scope to be converted into an office space. To the front, a garden area enhances the property's curb appeal, and a substantial driveway provides off-road parking.

## **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 : 1186 sq.ft. (110.2 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.