



Patterdale Road, Wavertree, Liverpool, L15 5AT

- Three Bedroom Mid Terrace Home
- Requires Refurbishment Throughout
- Kitchen & Ground Floor Bathroom
- Second Three-Piece Bathroom Suite
- Found In Popular Area Of Wavertree
- Hall, Family Lounge & Dining Room
- Three Well-Proportioned Bedrooms
- Low-Maintenance Yard To The Rear



£200,000









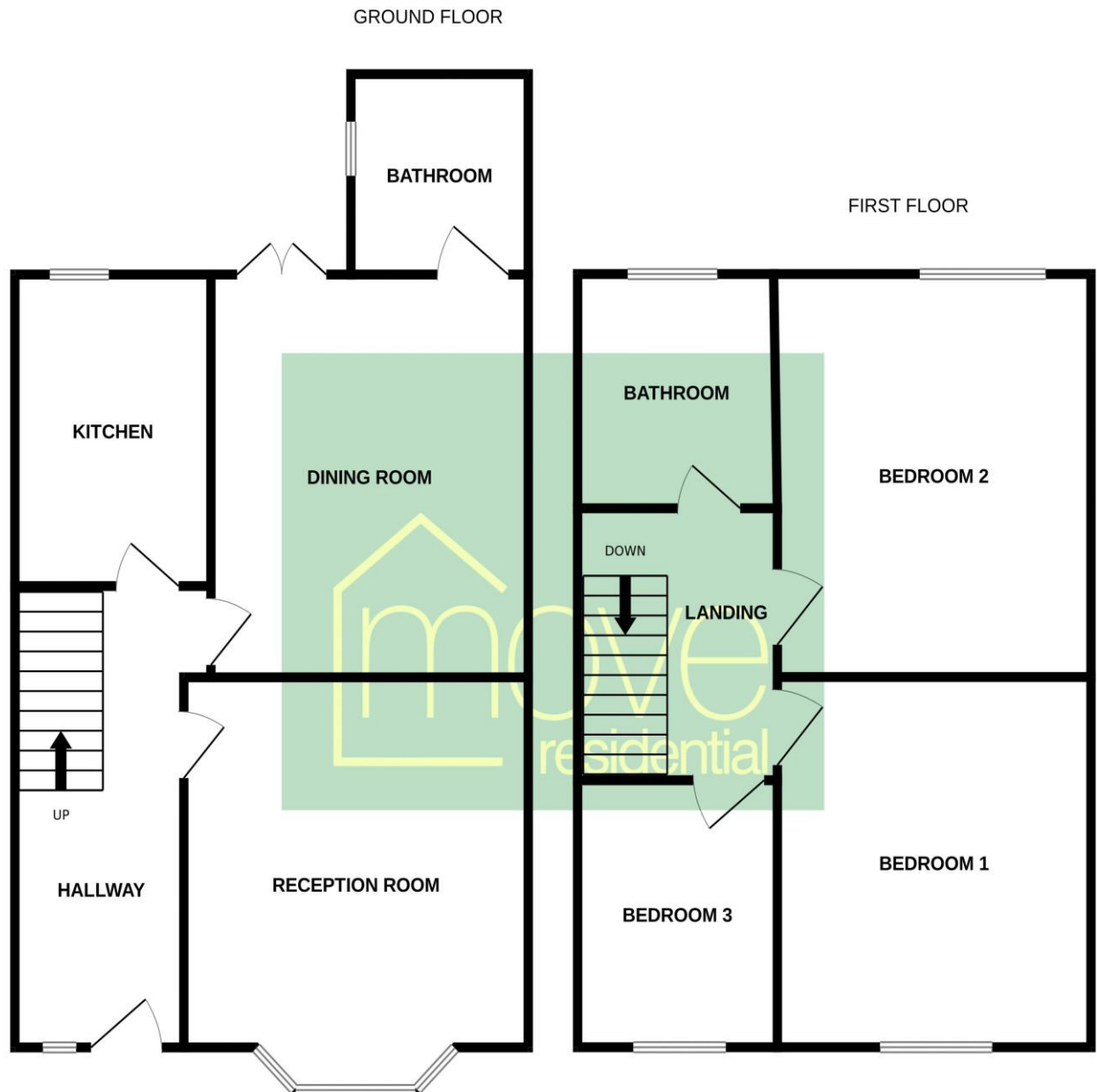
Description

Located on Patterdale Road in the popular residential community of Wavertree, L15, is this promising three bedroom mid terrace home, introduced to the sales market by appointed agents Move Residential. Requiring full refurbishment, this property presents an opportunity not to be missed for those searching for a project, offering generous living proportions bursting with potential throughout. Following through the entrance hall you are led into a spacious bay-fronted lounge, followed by a second substantial reception room which benefits from a set of French doors out to the rear, and provides access to a three-piece family bathroom suite. Concluding the ground floor is a sizable kitchen offering plenty of scope for modernisation. Continuing up to the first floor you will discover two substantial double bedrooms and a large single room, accompanied by a further three-piece bathroom. Externally, the property enjoys a low-maintenance enclosed yard to the rear.

Location

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 also 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, Allerton Road and Picton Road provide a wide variety of pubs, bars, eateries, libraries and shops, including a large Asda Supermarket, Tesco express and also Sainsbury's. Schools nearby include the historic Blue Coat School and King David High School, with Childwall Sports & Science Academy and several highly rated primary school just a short distance away. 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



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.