

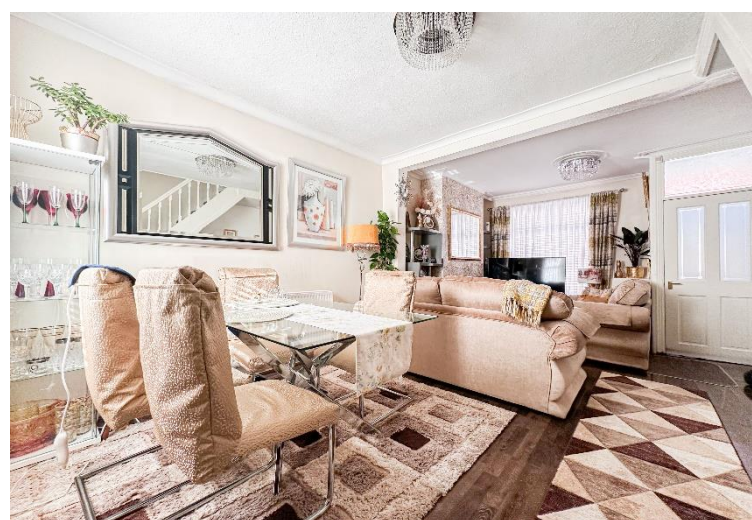


Olton Street, Wavertree, Liverpool, L15 4NE

- Lovely Two Bedroom Mid Terrace Home
- Spacious & Well-Maintained Throughout
- Two Generously Sized Double Bedrooms
- Low-Maintenance Enclosed Yard To Rear
- Located In Popular Area Of Wavertree
- Large Reception Room & Fitted Kitchen
- Contemporary Three-Piece Bathroom
- Ideal Purchase For First Time Buyers

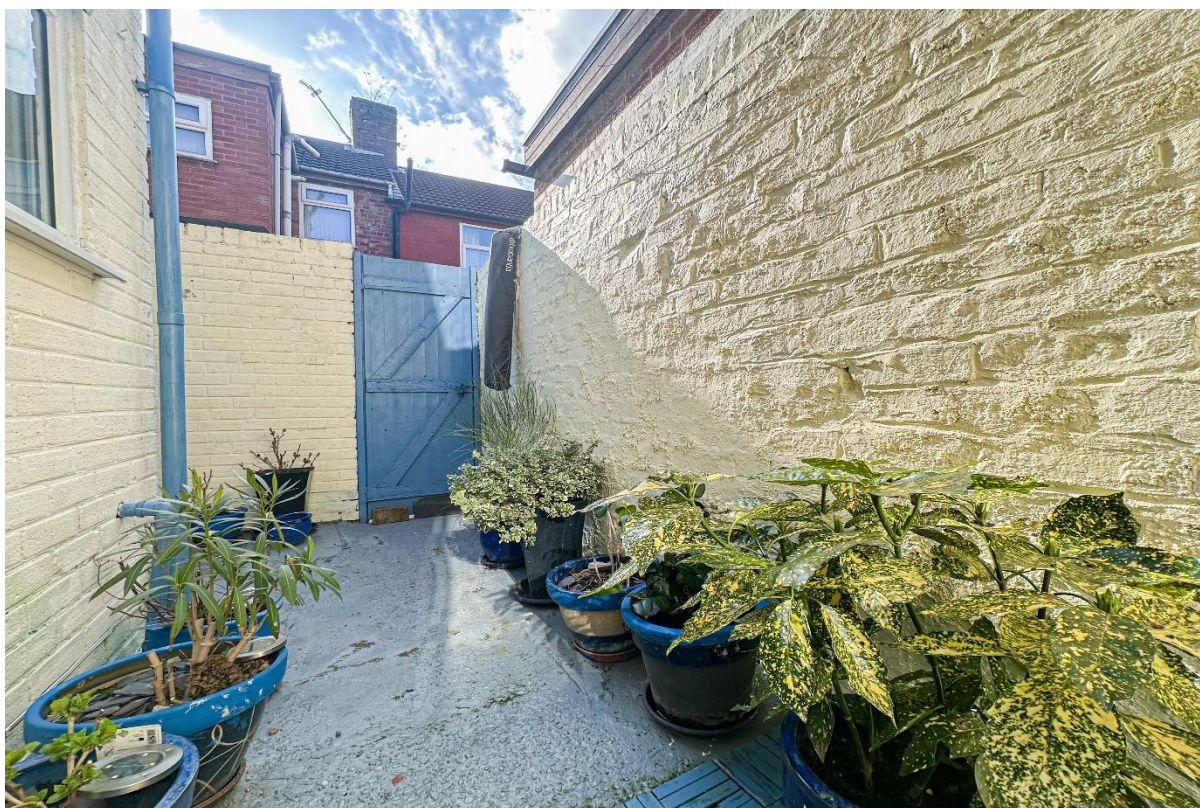


Offers Over £145,000









EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 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.

Description

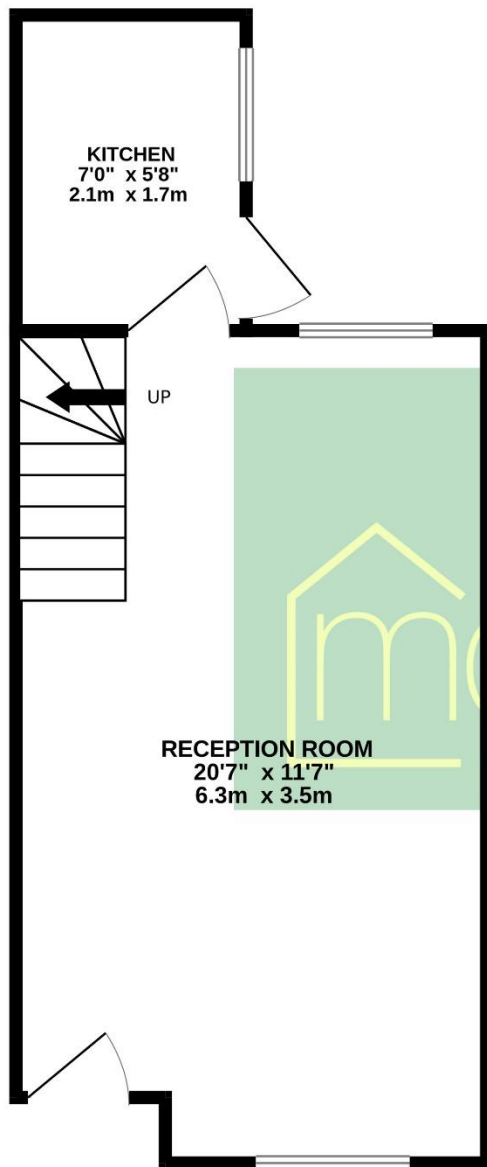
Located on Olton Street in the heart of the popular residential community of Wavertree, L15, is this brilliant two bedroom mid terrace home, welcomed to the sales market by appointed agents Move Residential. Offering spacious and beautifully maintained accommodation throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Upon entering the property, you are greeted by a spacious reception room, finished in a neutral décor with attractive wood style flooring. Comfortably accommodating both a sitting and dining area, this presents a fantastic social space for relaxing and entertaining guests. This is followed by a modern kitchen complete with a range of stylish fitted base and wall units and complementary marble pattern worktops. Continuing up to the first floor you will find two generously sized and well-presented double bedrooms, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a low maintenance enclosed rear yard providing the ideal spot for enjoying al-fresco dining during the summer.

Location

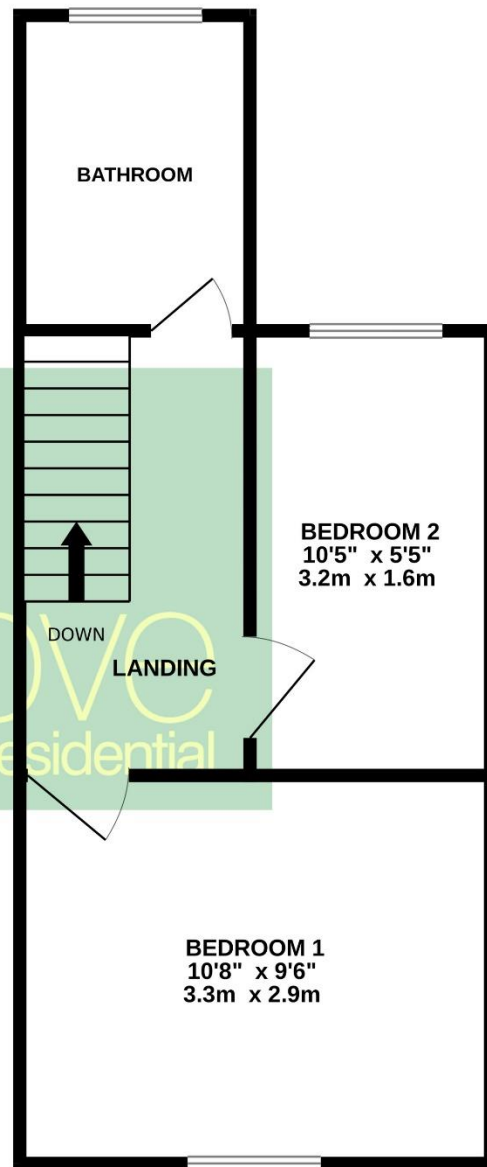
A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals 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

GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 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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