



Olive Grove, Wavertree, Liverpool, L15 8LU

- Delightful Three Bedroom Detached Property
- Well-Proportioned & Maintained Throughout
- Porch, Hallway & Welcoming Reception Room
- Three Spacious Bedrooms & Family Bathroom
- Located In Highly Popular Area Of Wavertree
- A Fantastic Opportunity For Growing Families
- Sizable Fitted Kitchen Diner & Downstairs WC
- Rear Garden & Driveway For Off-Road Parking



£250,000











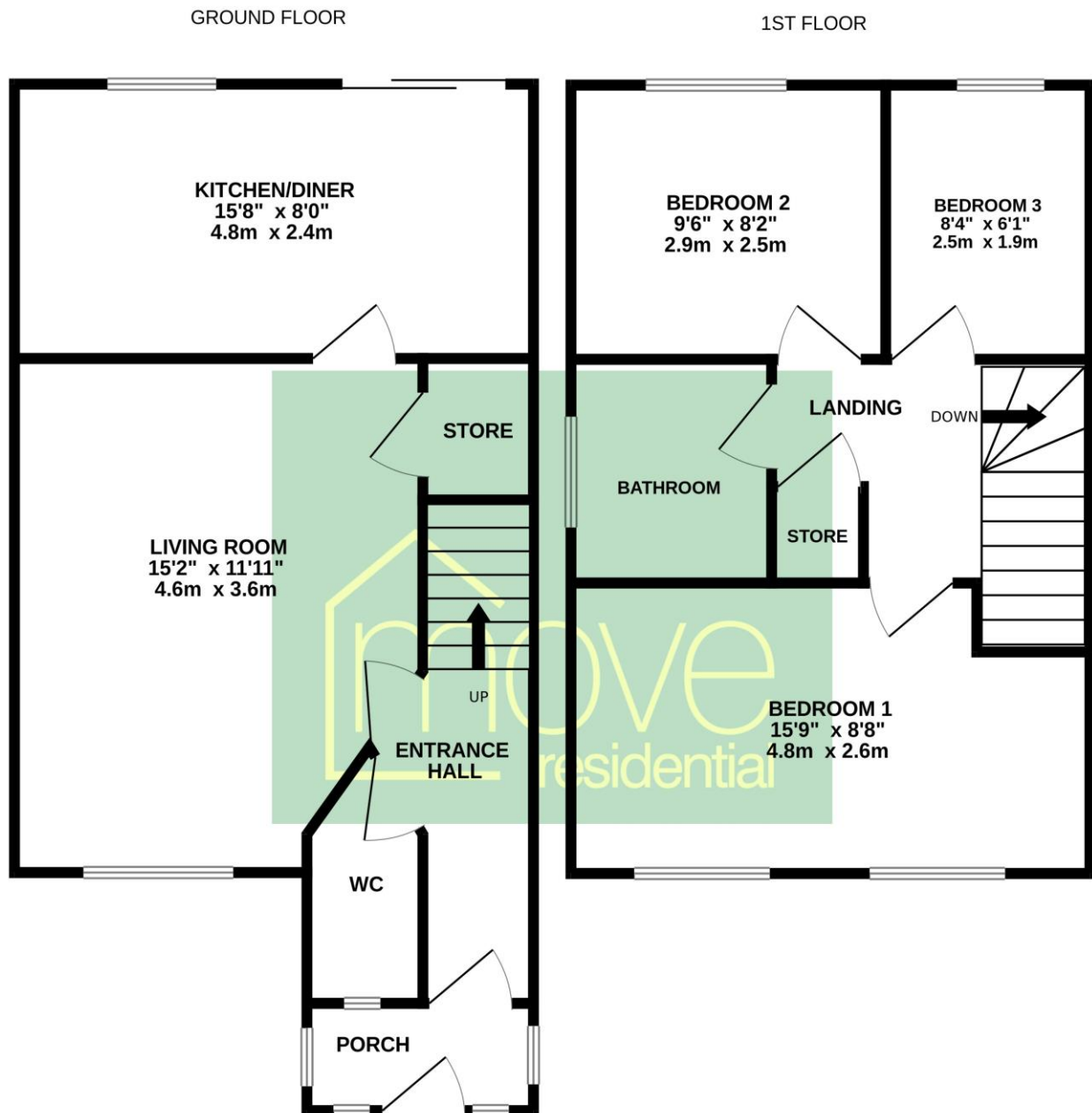
Description

This delightful three bedroom detached home, located on Olive Grove in the popular residential community of Wavertree, L15, is introduced to the sales market by appointed agents Move Residential. Boasting well-proportioned and beautifully maintained accommodation, which is bursting with potential throughout, this promises to make an ideal purchase for those searching for a property they can tailor to their own tastes. Following through the porch and entrance hall, you are led into a bright and spacious reception room which features attractive wood style flooring and an eye-catching fireplace. This is followed by a sizable kitchen complete with a range of fitted base and wall units and plentiful worktop space. With ample room to accommodate a dining table in front of sliding doors which provide views and access out to the rear garden, this presents a delightful social setting for cooking in company and sharing mealtimes. Concluding the ground floor is a convenient WC. Continuing up to the first floor, you will discover three generously sized double bedrooms, each finished to an excellent standard, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a charming garden to the rear made up of a neatly maintained lawn and paved patio area. To the front, a driveway provides off-road parking.

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



TOTAL FLOOR AREA : 7825sq.ft. (727.0 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		84 B
69-80	C	69 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.