

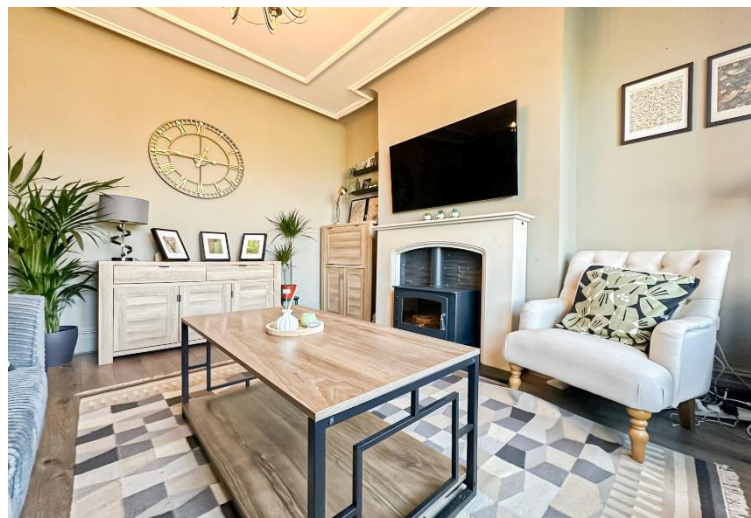


Grant Avenue, Wavertree, Liverpool L15 5AY

- Stunning Four Bedroom Mid Terrace Property
- Finished To Immaculate Standard Throughout
- Open Plan Kitchen/Dining/Living Area & WC
- Luxurious Contemporary Style Shower Room
- Located In Highly Favoured Area Of Wavertree
- Entrance Hall & Bay-Fronted Reception Room
- Four Bright & Beautifully Finished Bedrooms
- Charming Rear Yard With Raised Decking Area



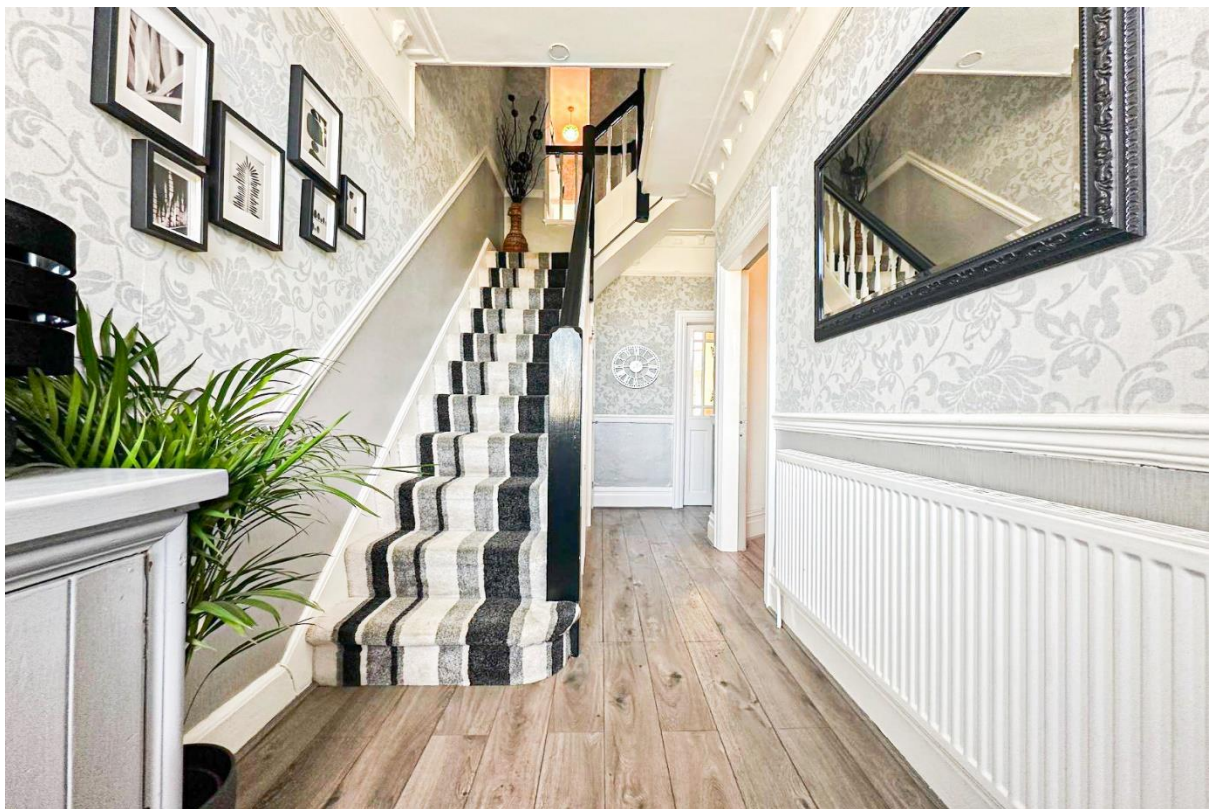
Offers Over £325,000

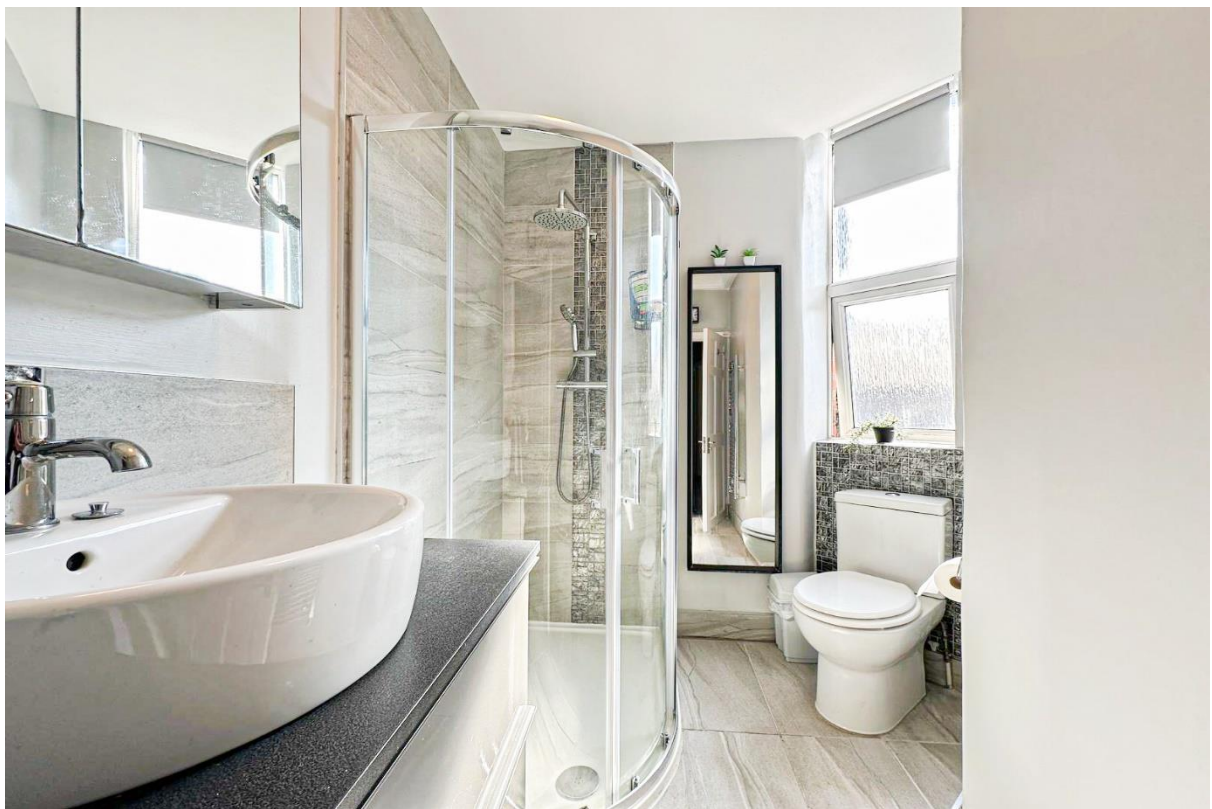


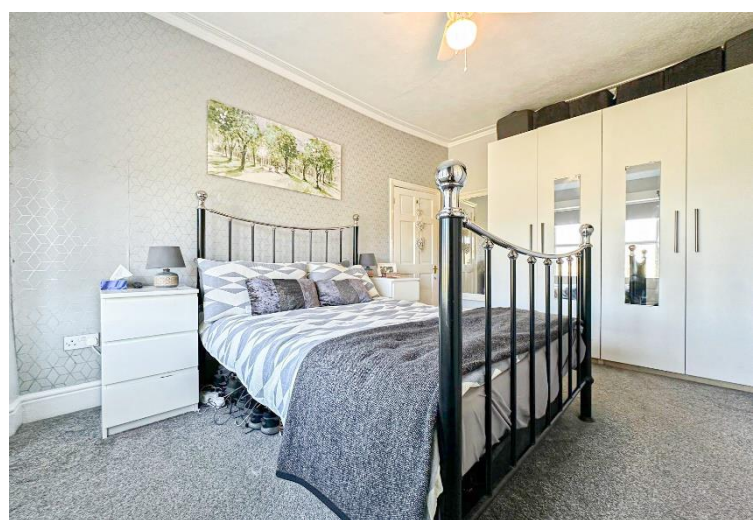


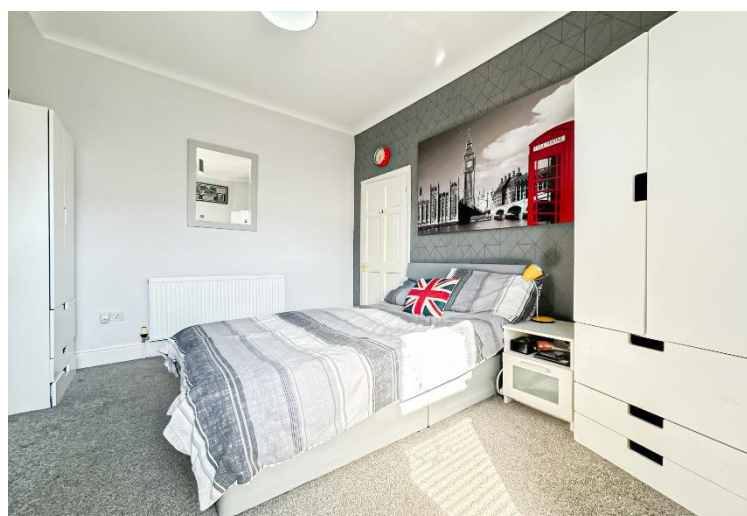




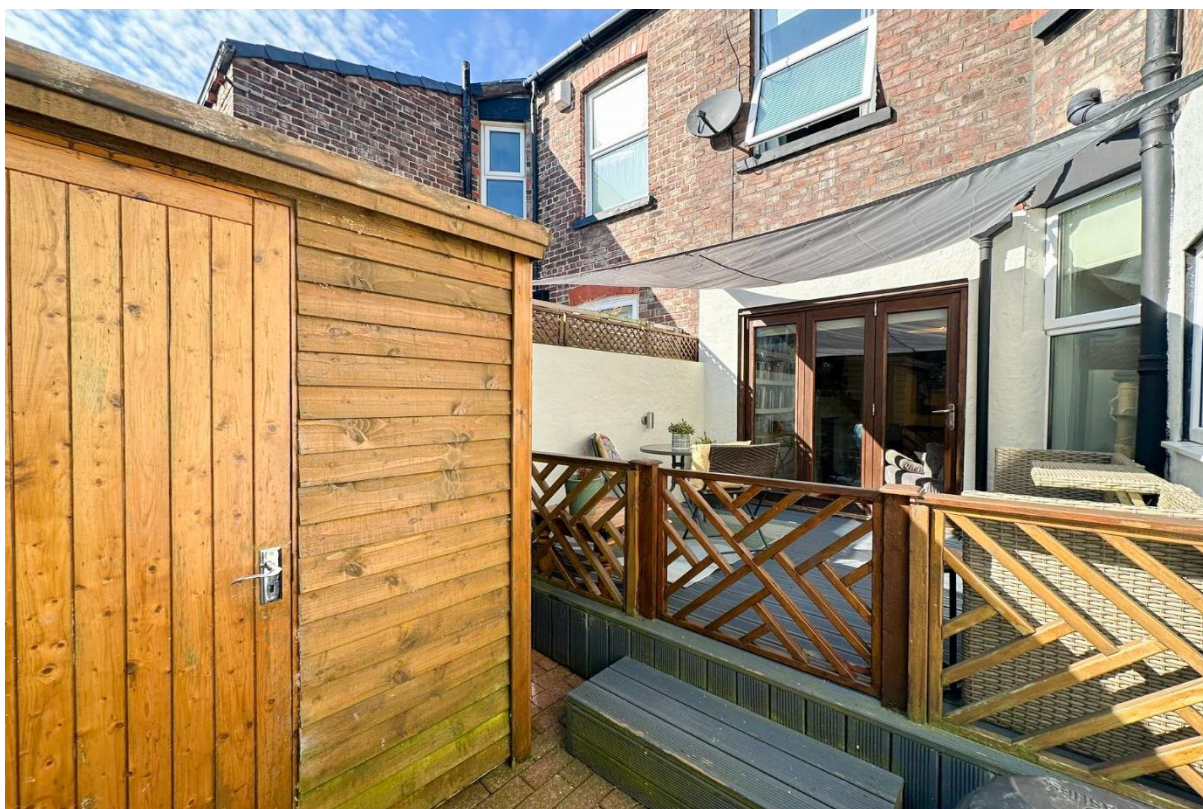












Description

This truly stunning four bedroom mid terrace home, ideally located in the heart of the highly favoured residential area of Wavertree, L15, is proudly showcased to the sales market by appointed agents Move Residential. The property boasts a charming frontage, with generous and versatile living proportions thoughtfully designed to meet the needs of modern living. Boasting immaculately finished interiors throughout, this promises to make an enviable future home for an extremely lucky buyer. Upon entering, you are greeted by an inviting entrance hall which leads through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in an elegant décor which complements the wood style flooring and eye-catching fireplace, this presents a welcoming and stylish space to relax and unwind. To the rear, the ground floor has been knocked through to create a sensational open plan kitchen, dining and living space. A cosy sitting area centres around a feature fireplace, with bi-fold doors providing seamless access into the rear yard. This flows into the substantial kitchen diner which is certain to impress even the most discerning of buyers. The kitchen is complete with an extensive range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a designated dining area, this provides the ultimate social setting for enjoying family mealtimes and entertaining guests. A convenient WC completes this level. The exceptional quality continues up to the first floor which hosts three generously sized double bedrooms, along with a well-proportioned single room, each beautifully presented and receiving plenty of daylight. Adding the finishing touch to the interior of this wonderful home is a luxurious contemporary style shower room. Externally, the property further benefits from a meticulously maintained rear yard, which features a raised decking area providing an idyllic spot for enjoying al-fresco dining during the summer.

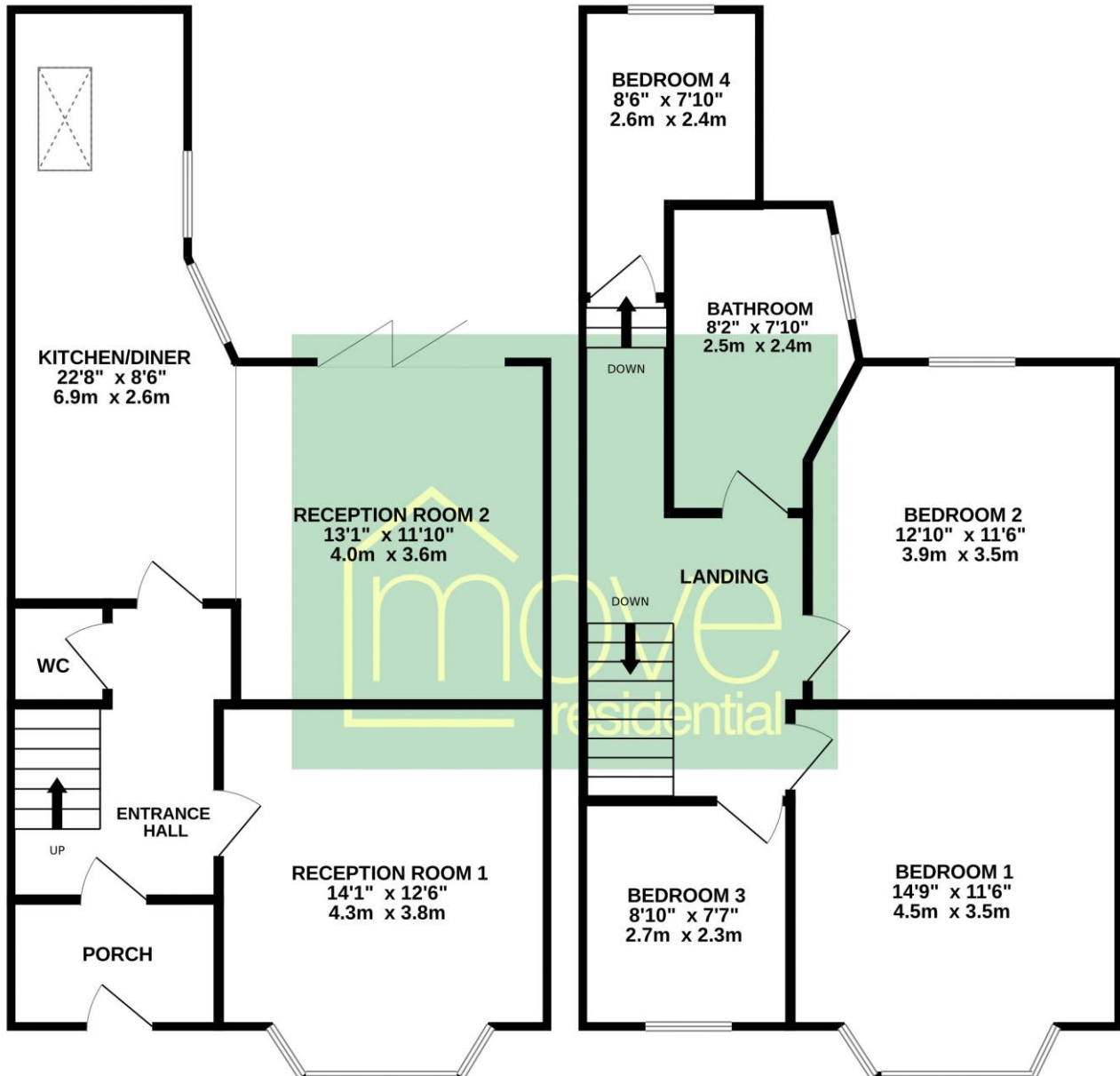
Location

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
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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

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.