



## Blantyre Road, Wavertree, Liverpool, L15 3HS

- Three Bedroom Mid Terrace Property
- Generously Sized & Well-Maintained
- Further Reception Room & Kitchen
- Three-Piece Family Bathroom Suite
- Located In Popular Area Of Wavertree
- Entrance Hall & Bay-Fronted Lounge
- Three Well-Proportioned Bedrooms
- Low-Maintenance Yard To The Rear



Offers Over £190,000









## **Description**

Move Residential are delighted to present to the sales market this brilliant three bedroom mid terrace property, located in the popular residential community of Wavertree, L15. Offering generous and well-maintained living proportions throughout, this promises to make a fantastic purchase for a very lucky buyer. You are greeted into the property by an entrance hall, leading into a spacious family lounge which is awash with natural light courtesy of a bay window, providing a welcoming space to relax and unwind. This is followed by a second substantial reception room which presents an inviting space for enjoying mealtimes and entertaining guests, leading into a modern kitchen complete with a range of fitted base and wall units and plentiful surface space. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed rear yard.

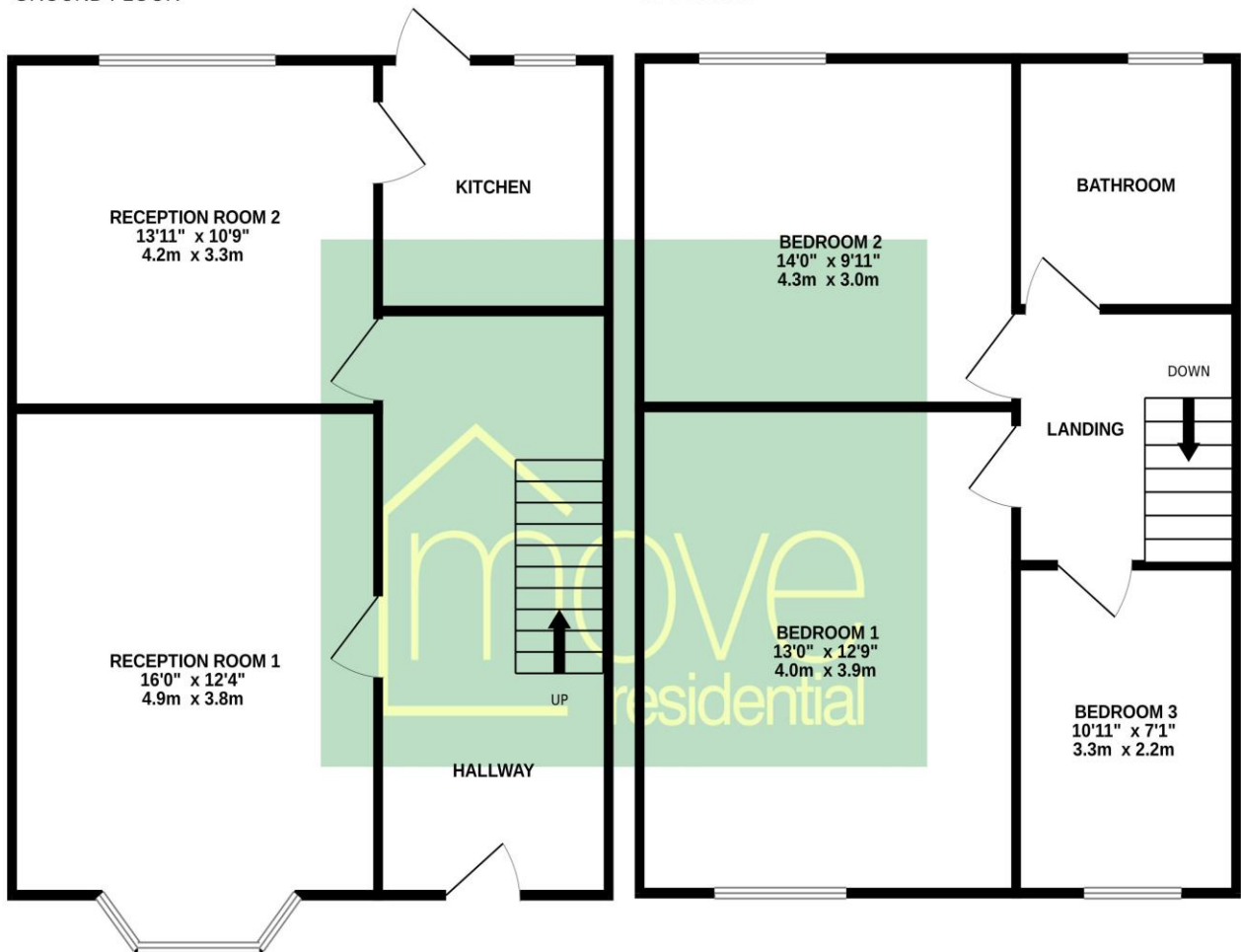
## **Location**

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

1ST FLOOR



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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		
55-68	D	63 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.