



Ventnor Road, Wavertree, Liverpool, L15 4JF

- Fabulous Three Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Finished
- Extended Modern Open Plan Kitchen Diner & WC
- Contemporary Style Three-Piece Bathroom Suite
- Located In Popular Residential Area of Wavertree
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Large Single
- Delightful Garden To Rear & Off-Road Parking

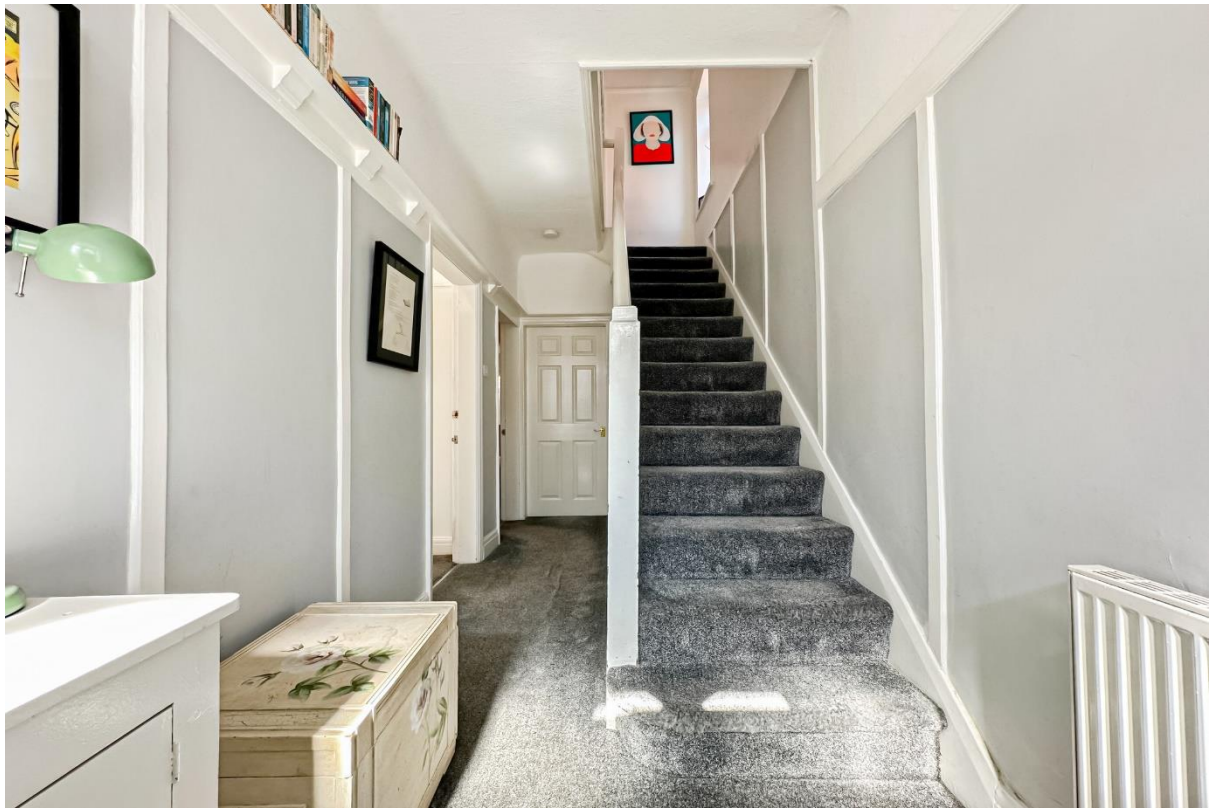


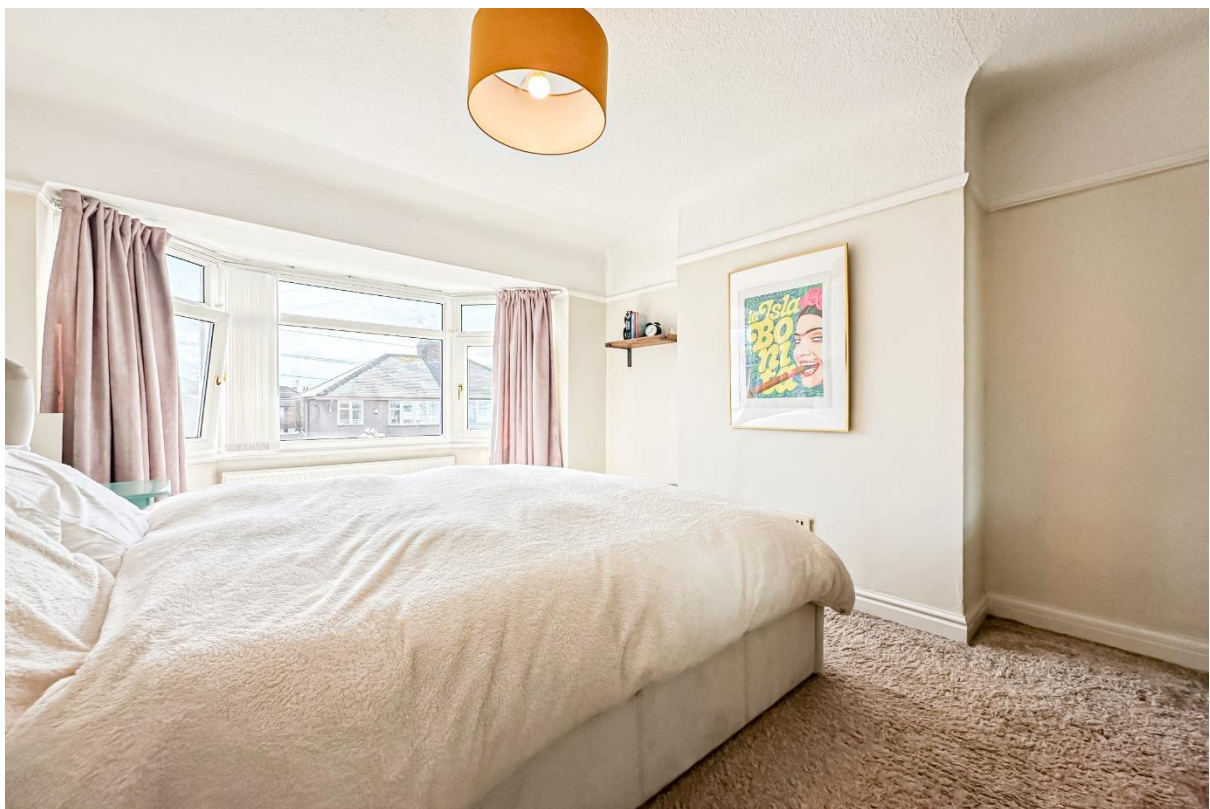
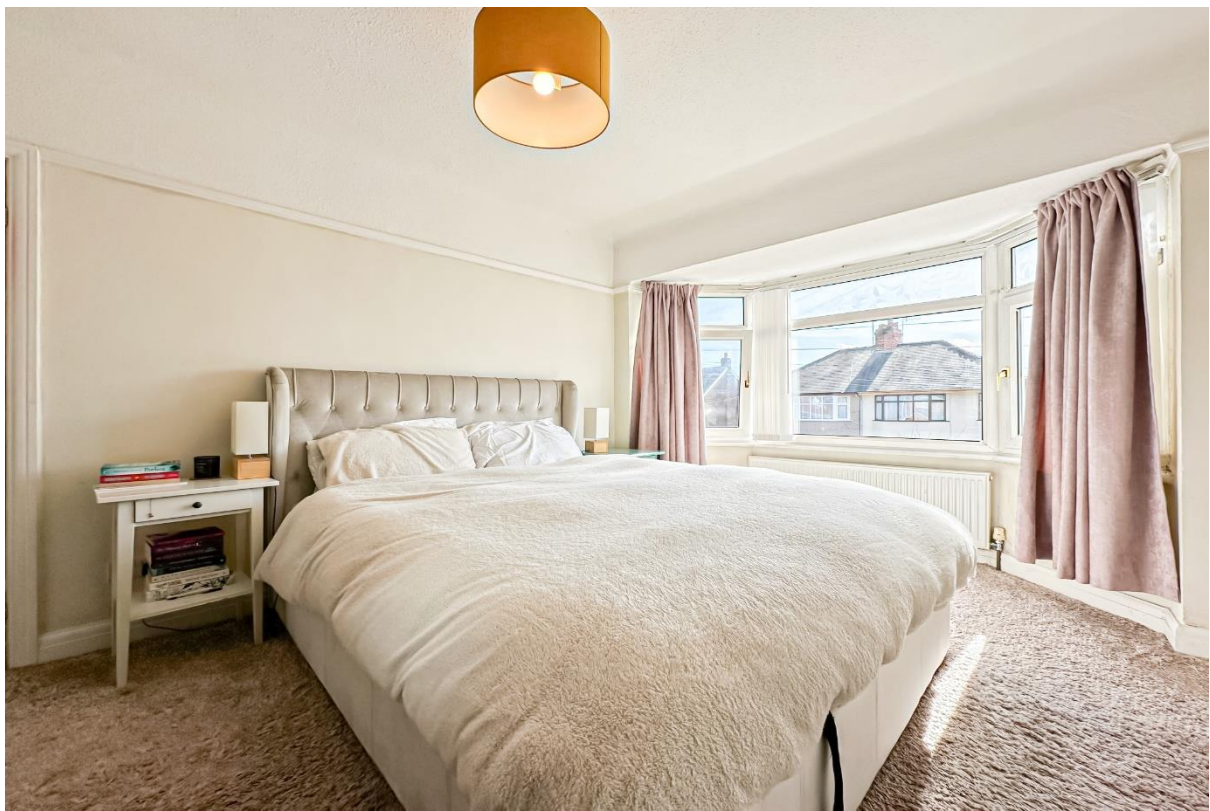
£300,000

















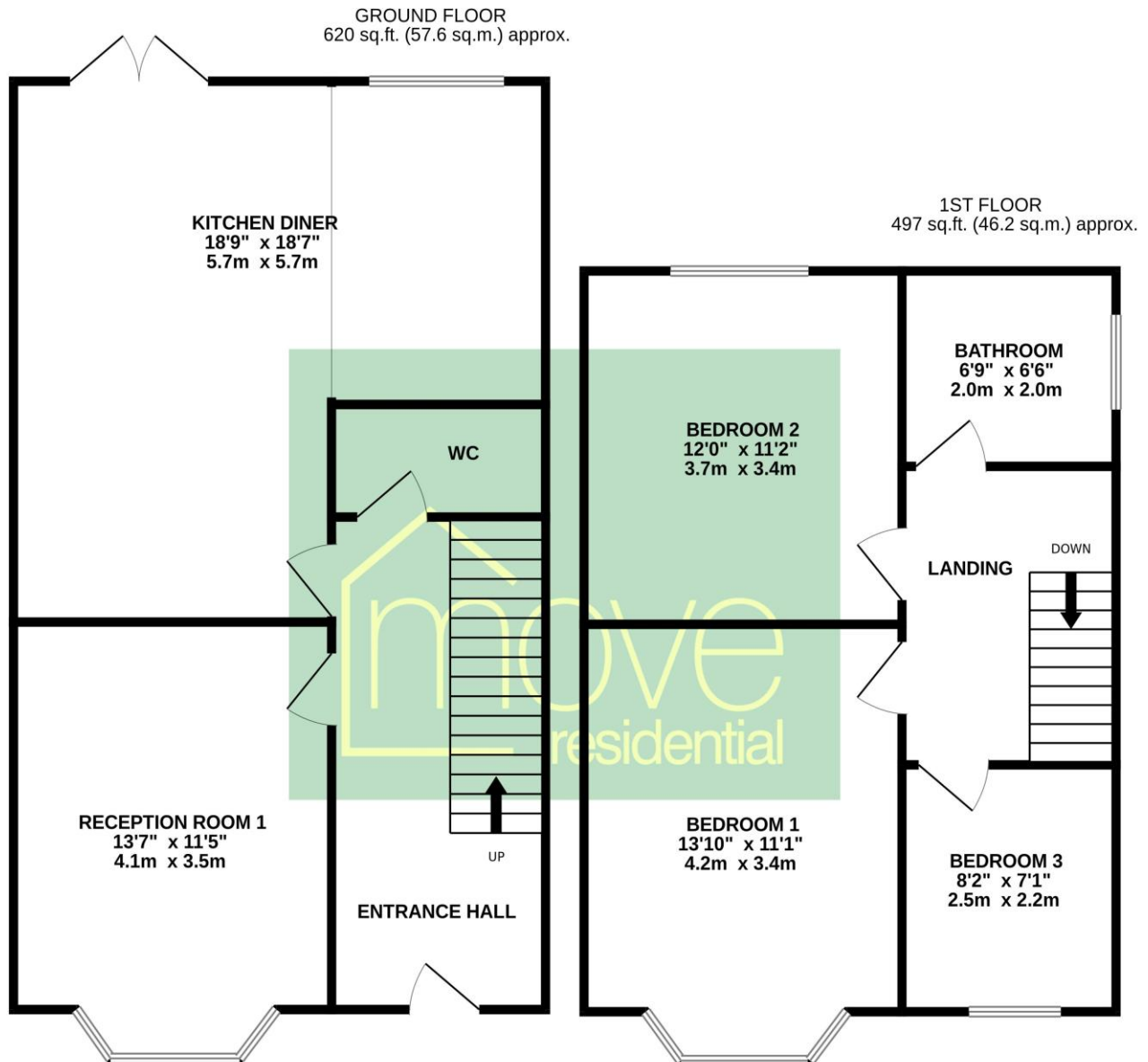
Description

Move Residential are thrilled to present to the sales market this fabulous three bedroom semi detached home, enjoying a prime location in the highly favoured residential area of Wavertree, L15. The property boasts generous and impeccably presented living proportions which have been thoughtfully designed to meet the needs of modern living, promising to make a wonderful future home for a growing family. Upon entering the property you are greeted by an inviting entrance hall which leads through to a stunning family lounge, awash with natural light courtesy of a bay window. Enjoying a tasteful décor featuring plush carpeting and an exquisite fireplace, this presents a space to relax and entertain guests which exudes both a warm and stylish ambiance. The rear of the property has been extended and opened up to create an expansive kitchen and dining area which is certain to impress, offering a fantastic social setting for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of modern fitted base and wall units and plentiful surface space, whilst the dining area enjoys a set of French doors providing views and access out to the rear garden. A convenient WC concludes the ground floor. Ascending to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each beautifully finished and receiving plenty of natural light, with the master bedroom enjoying a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of the property is a deluxe three-piece family bathroom suite. Externally, this home is enhanced by a sizable rear garden which offers a fantastic outdoor space for the whole household to enjoy, consisting of a neatly maintained lawn and smartly flagged patio area. To the front of the property, a driveway provides ample off-road parking.

Location

A large and varied area of the City, 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 : 1117 sq.ft. (103.8 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.