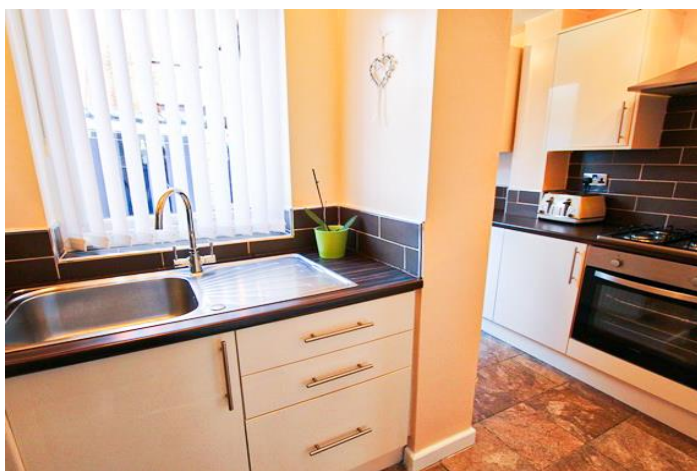




Sunningdale Road, Wavertree, Liverpool, L15 4HJ

- Brilliant Two Bedroom Terrace Property
- Well-Proportioned & Beautifully Finished
- Spacious & Welcoming Reception Room
- Two Bright & Well-Presented Bedrooms
- Located In The Popular Area Of Wavertree
- Great Opportunity For First Time Buyers
- Modern Kitchen With Stylish Fitted Units
- Modern Three-Piece Family Bathroom



£150,000











Description

Arriving at the sales market courtesy of appointed agents Move Residential is this brilliant two bedroom end terrace property, located on Sunningdale Road in the popular residential community of Wavertree, L15. Boasting well-proportioned and beautifully presented accommodation throughout, this home is ready to move into right away with no work required, presenting an opportunity not to be missed for first time buyers looking to get on the property ladder. Upon entering the home you are instantly greeted by a bright and spacious reception room. Finished in a tasteful neutral décor featuring an eye-catching fireplace and attractive wood style flooring, this presents a welcoming space to relax and entertain family and friends. Following this is a modern kitchen complete with a range of stylish fitted units and complementary worktops. Continuing up to the first floor, you will find two generously sized bedrooms, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite.

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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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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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.