



## Tulip Road, Wavertree, Liverpool, L15 6UJ

- Three Bedroom Semi Detached Property
- Well-Proportioned & Plenty Of Potential
- Additional Sitting Room & Fitted Kitchen
- Single Room & Family Bathroom Suite
- Located In Residential Area Of Wavertree
- Hallway & Bay-Fronted Reception Room
- Two Generously Sized Double Bedrooms
- Lovely Rear Garden & Off-Road Parking



Offers Over £260,000





















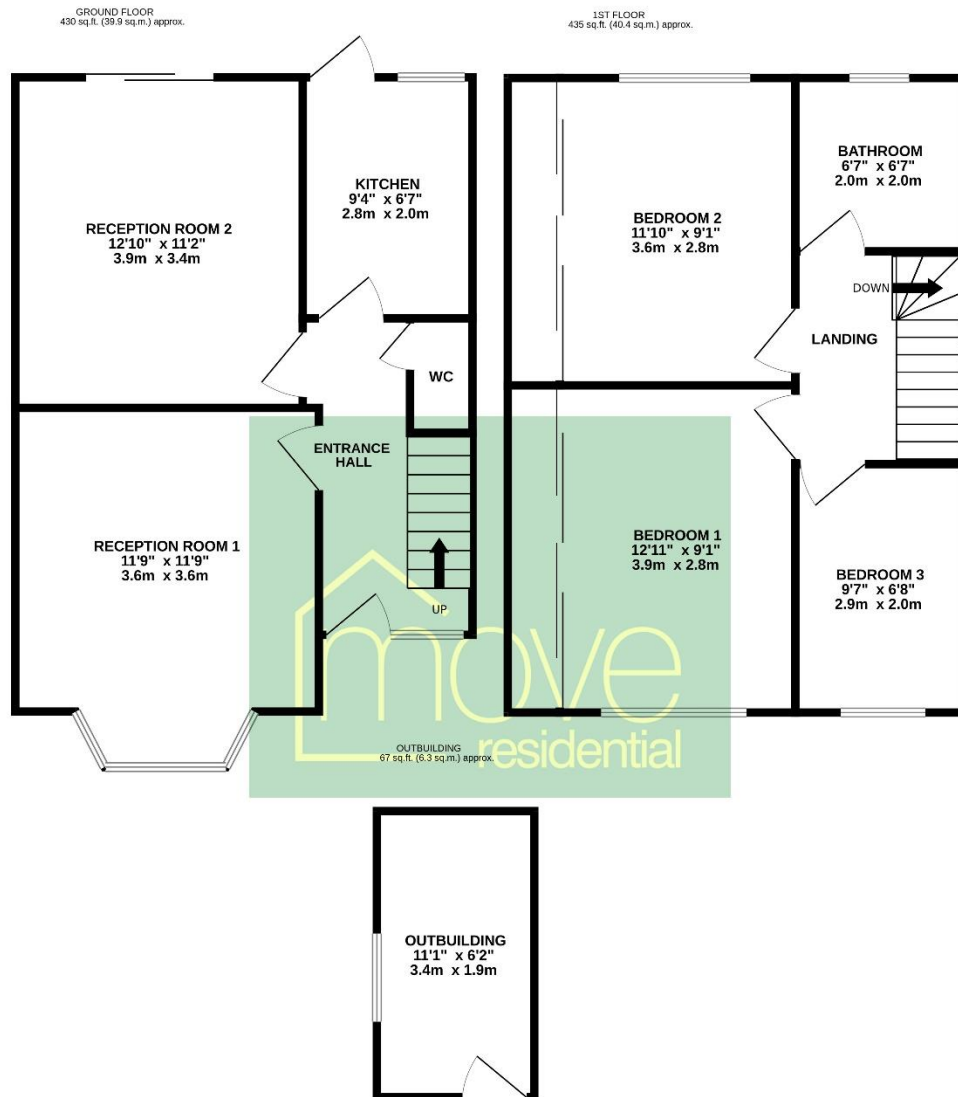
## **Description**

Move Residential are delighted to present to the sales market this delightful three bedroom semi detached home, located in the highly favoured residential area of Wavertree, L15. Boasting generous and well-maintained living proportions throughout which are bursting with potential, this presents an exciting opportunity for those searching for a property they can put their own stamp on. 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. This is followed by a second substantial reception room, enjoying a set of sliding doors which offer views and access out to the rear garden, and concluding the ground floor is a kitchen complete with a range of fitted units. Continuing up to the first floor, you will discover two generously sized double bedrooms along with a well-proportioned single room, accompanied by a three-piece family bathroom suite which concludes the interior of this promising home. Externally, the property further benefits from a substantial rear garden which provides a charming outdoor space for the whole household to enjoy, whilst to the front, a driveway accommodates ample 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 : 932 sq.ft. (86.6 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		89 B
69-80	C		
55-68	D	66 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.