



Queens Drive, Wavertree, Liverpool L15 7NE

- Fantastic Four Bedroom Semi Detached Home
- Well-Proportioned & Maintained Throughout
- Three-Piece Main Bathroom To Ground Floor
- Ensuite Shower Rooms To Double Bedrooms
- Located In The Residential Area Of Wavertree
- Entrance Hall, Lounge, Dining Area & Kitchen
- Three Double Bedrooms & Large Single Room
- Meticulously Maintained Enclosed Rear Yard

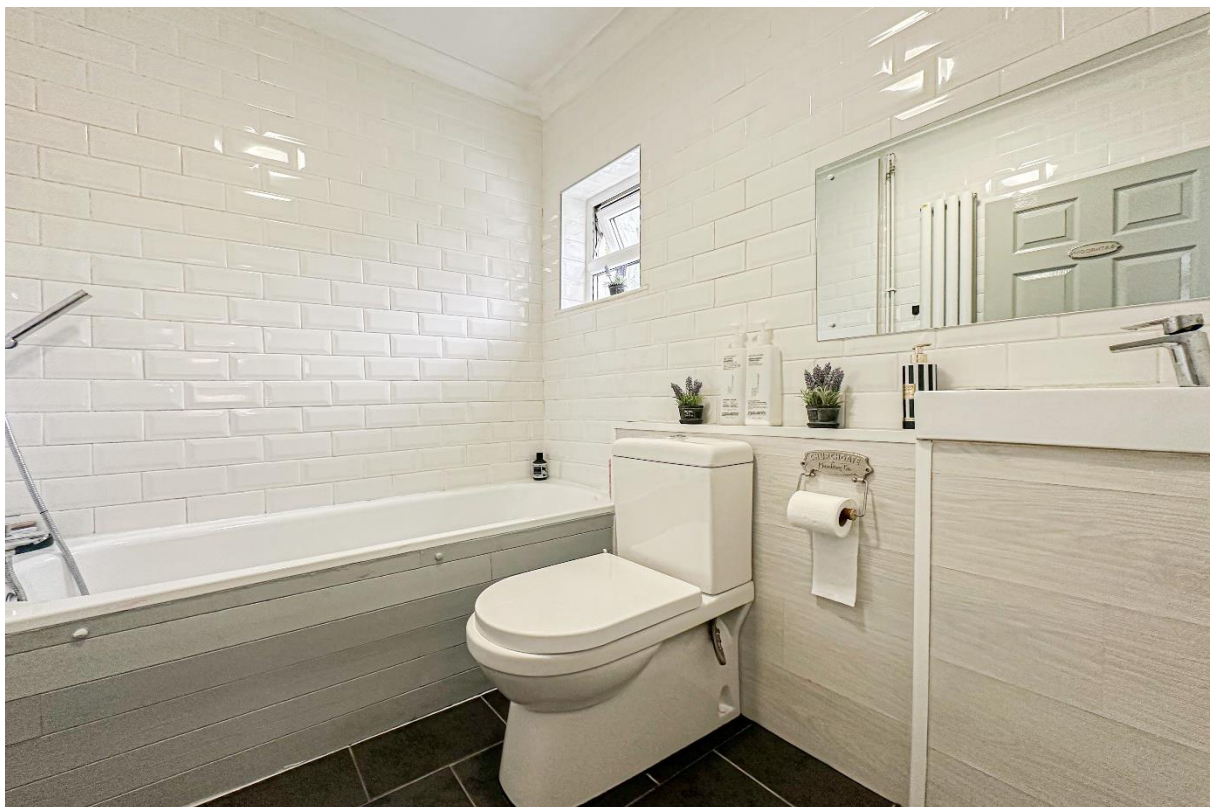


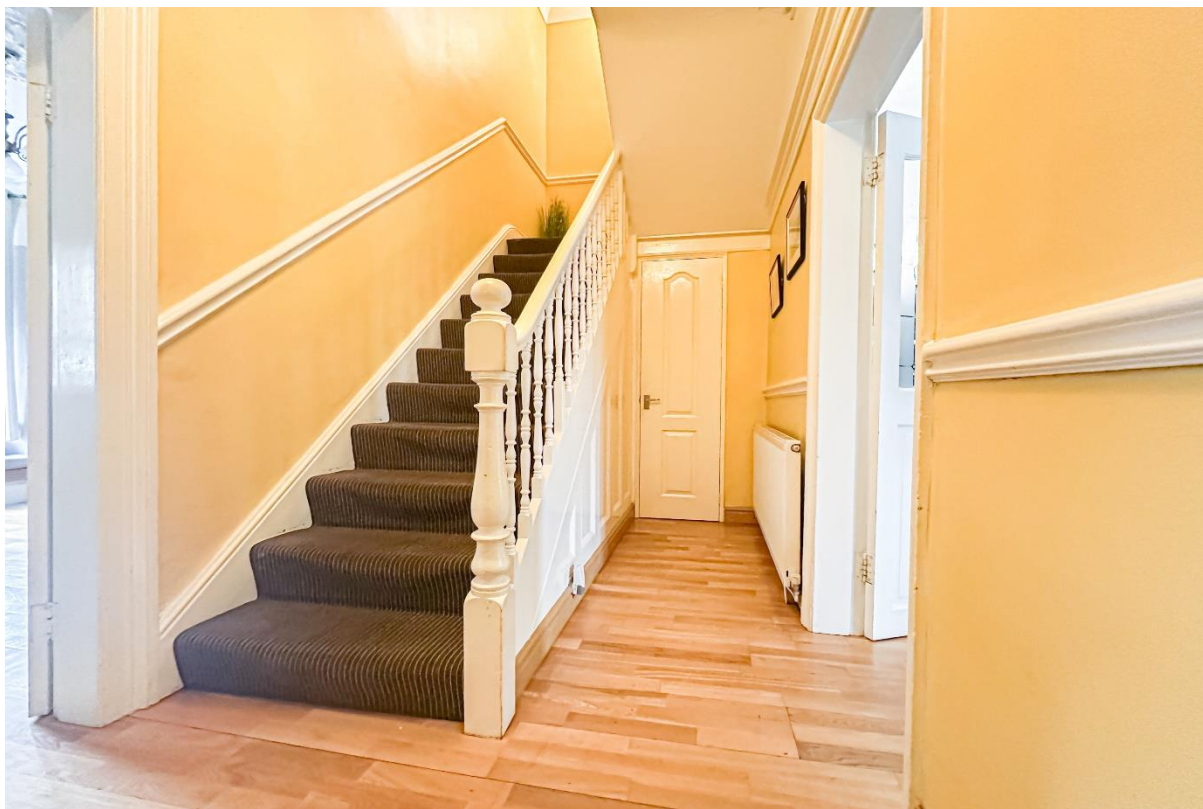
£330,000



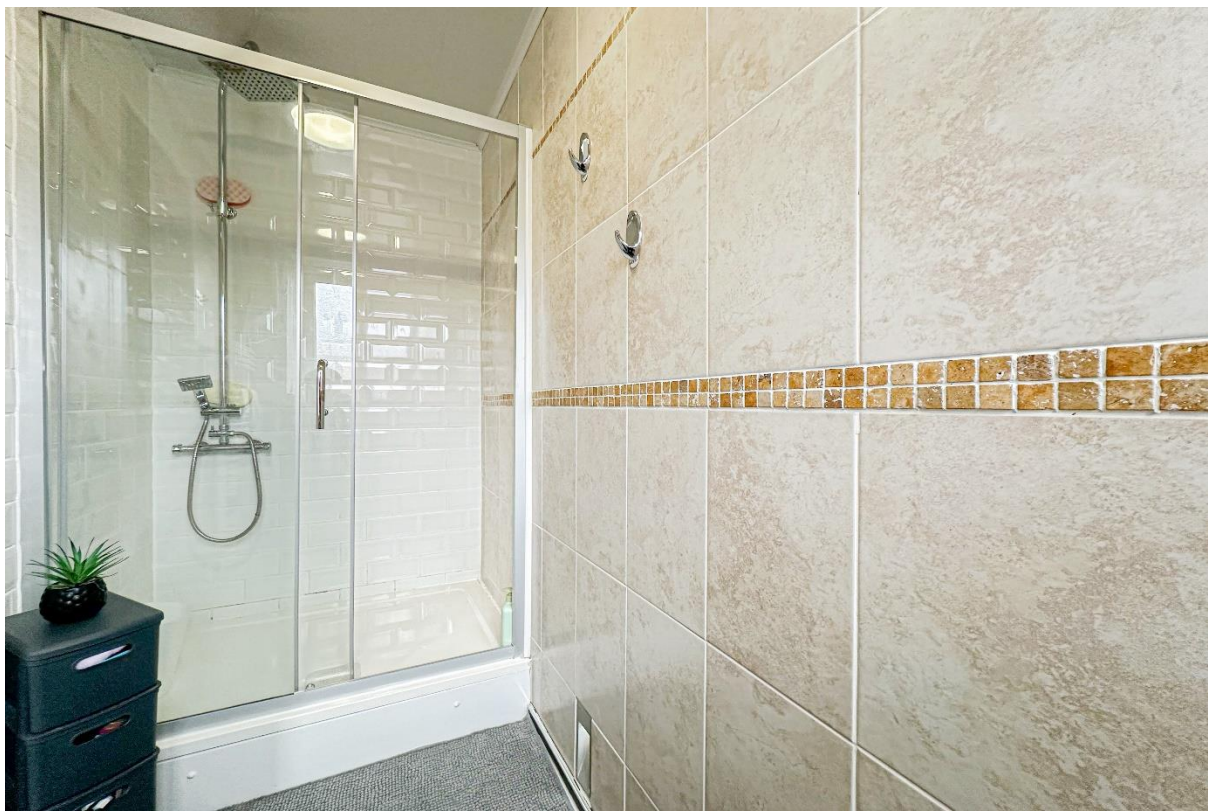


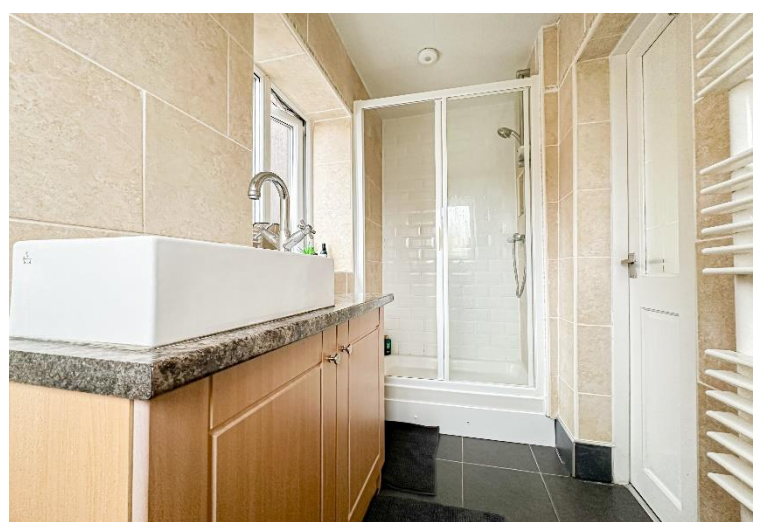


















Description

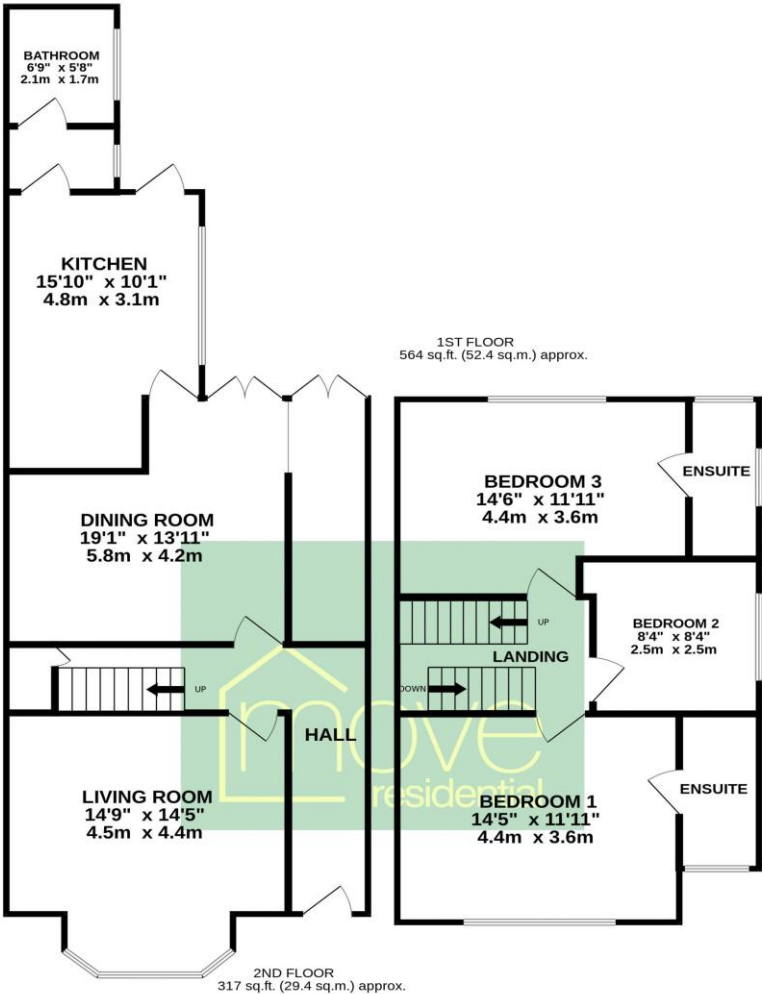
Move Residential are delighted to present to the sales market this fantastic four bedroom semi detached property, located on Queens Drive in the favoured residential community of Wavertree, L15. Boasting well-proportioned and maintained accommodation set over three floors, this promises to make a fantastic purchase for a lucky buyer. Following through the entrance hall, you are led into a spacious family lounge, enjoying a bay window which floods the room with natural light. Finished in a neutral tasteful décor featuring an eye-catching fireplace, this presents a welcoming space to relax and unwind. This is followed by a dining room which benefits from a set of French doors, offering a charming setting for enjoying mealtimes with family and friends, flowing seamlessly into a sizable kitchen complete with a range of fitted base and wall units and plentiful surface space. Concluding the ground floor is a contemporary style three-piece family bathroom suite. Continuing up to the first floor you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, with the two double rooms further enjoying the added luxury of ensuite shower rooms. The fourth and final bedroom is located at the pinnacle of the property to the second floor, also complete with ensuite facilities. Externally, the property further benefits from a meticulously maintained yard which provides an idyllic spot for al-fresco dining during the warmer months, featuring a paved patio area and raised decking with artificial grass.

Location

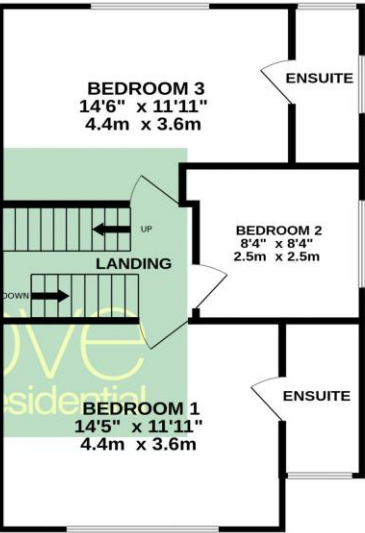
A large and varied area of the City, many working professionals are drawn to the outskirts of Wavertree where a selection of first time buyer and family semi or detached properties can be found, along with character properties in Wavertree Garden Suburb (off Thingwall Road) and Wavertree Village (off 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

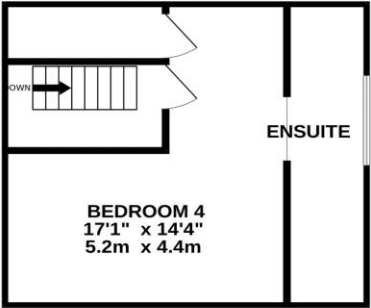
GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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		82 B
69-80	C	72 C	
55-68	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.