



Patterdale Road, Wavertree, Liverpool, L15 5AT

- Charming Three Bedroom End Terrace Home
- Well-Proportioned & Immaculately Finished
- Second Reception Room & Modern Kitchen
- Contemporary Three-Piece Bathroom Suite
- Located In Highly Popular Area Of Wavertree
- Entrance Hall & Bay-Fronted Family Lounge
- Two Double Bedrooms & Large Single Room
- Delightful Yard To Rear With Utility Space



£255,000



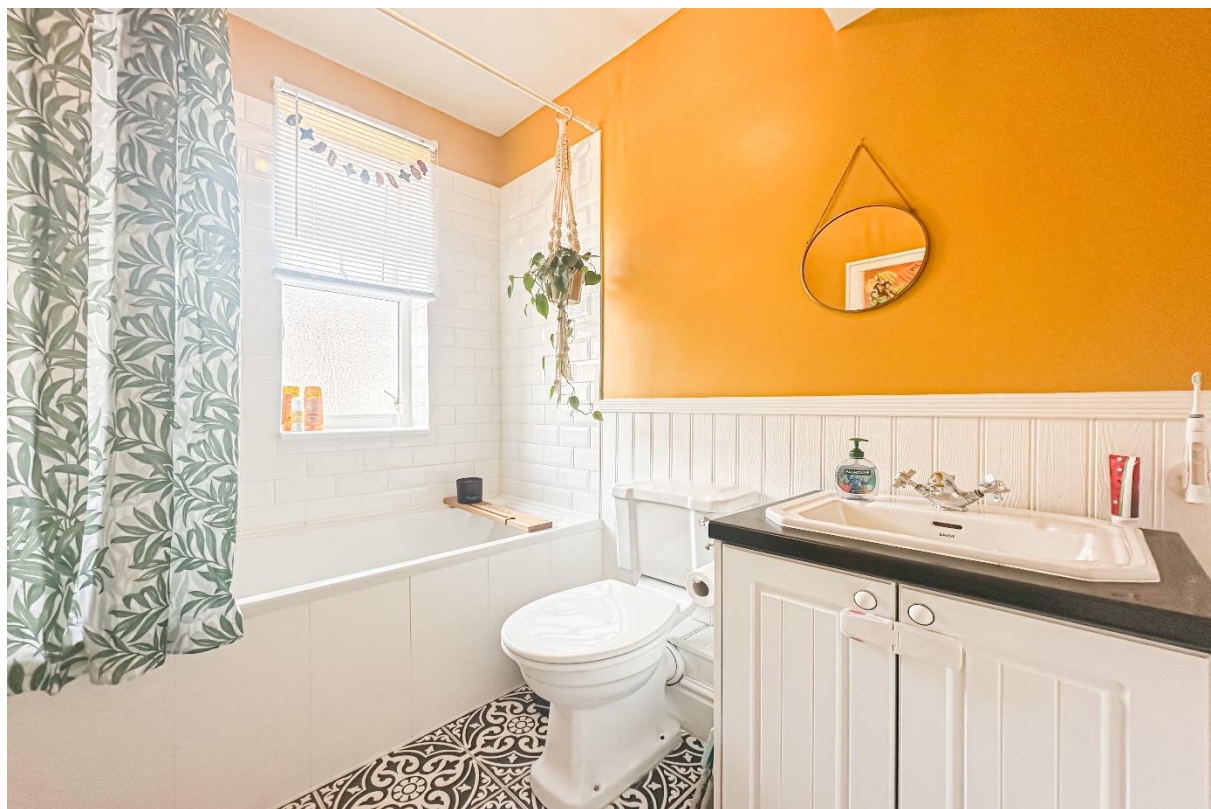














Description

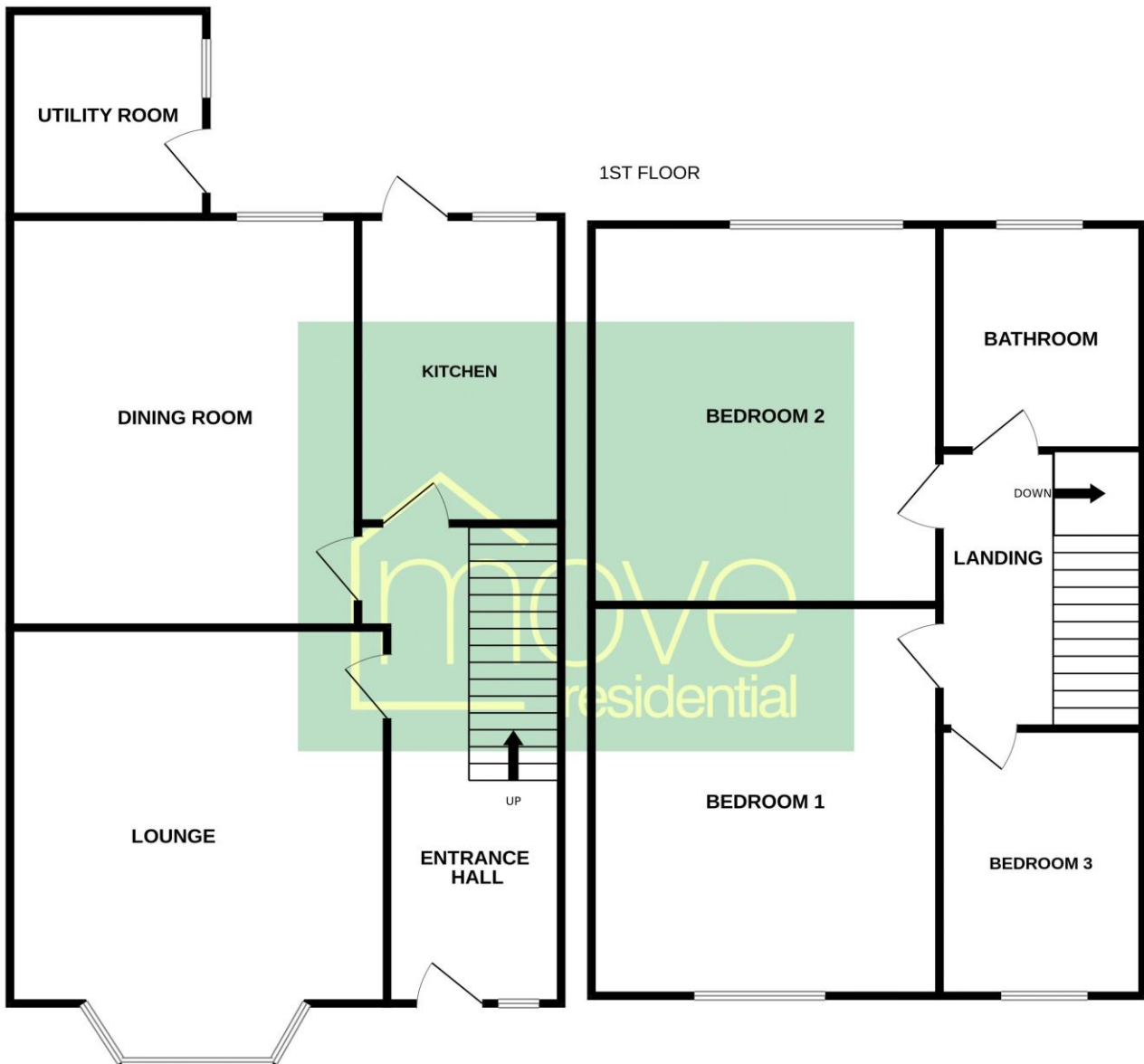
This charming three bedroom end terrace home, located on Patterdale Road in the favoured residential community of Wavertree, L15, is welcomed to the sales market by appointed agents Move Residential. Boasting well-proportioned and impeccably presented accommodation throughout, this promises to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, featuring attractive wood style flooring which continues through to the stunning family lounge. Awash with natural light courtesy of a bay window and immaculately finished in a stylish décor, this presents a tranquil and elegant space to relax and entertain guests. This is followed by a second spacious and beautifully presented reception room which offers the ideal setting for enjoying family mealtimes, leading through to a modern kitchen complete with a range of tasteful fitted base and wall units, complementary worktops and chic tiled splashbacks. The property continues to impress as you ascend to the first floor, where you will find two generous double bedrooms and a well-proportioned single room, each finished to a high standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fabulous home is a contemporary three-piece family bathroom suite, boasting eye-catching patterned flooring. Externally, the property further benefits from a meticulously maintained enclosed rear yard complete with artificial grass which offers an idyllic spot for enjoying al-fresco dining during the warmer months, and provides access into a well-equipped utility space.

Location

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 also 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, Allerton Road and Picton Road provide a wide variety of pubs, bars, eateries, libraries and shops, including a large Asda Supermarket, Tesco express and also Sainsbury's. Schools nearby include the historic Blue Coat School and King David High School, with Childwall Sports & Science Academy and several highly rated primary school just a short distance away. 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



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.