



Nook Rise, Wavertree Gardens, Liverpool, L15 7JB

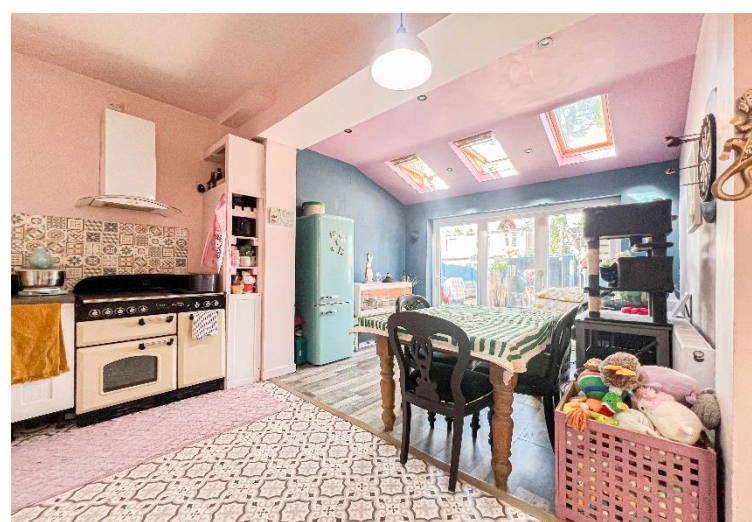
- Characterful Three Bedroom Mid Terrace Property
- Generously Proportioned & Bursting With Charm
- Three Bright & Well-Presented Double Bedrooms
- Delightful Flagged Garden With Raised Decking
- Prime Location In Picturesque Wavertree Gardens
- Entrance Hall, Lounge & Open Plan Kitchen Diner
- Contemporary Style Three-Piece Bathroom Suite
- Driveway To Front Providing Off-Road Parking

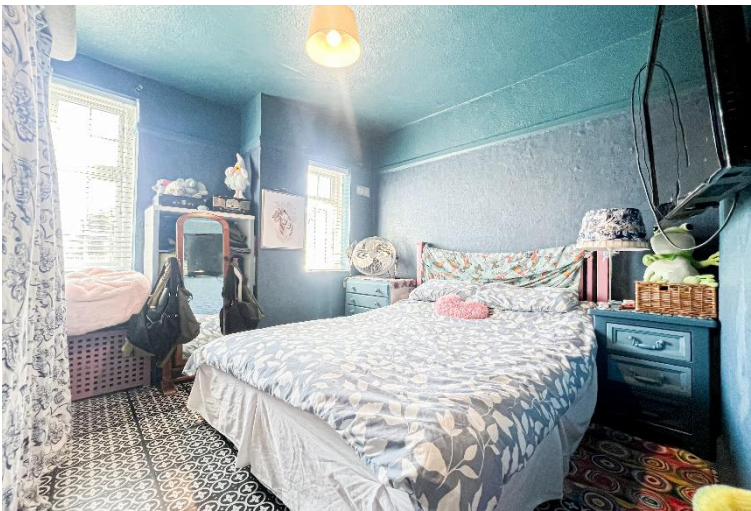


£290,000











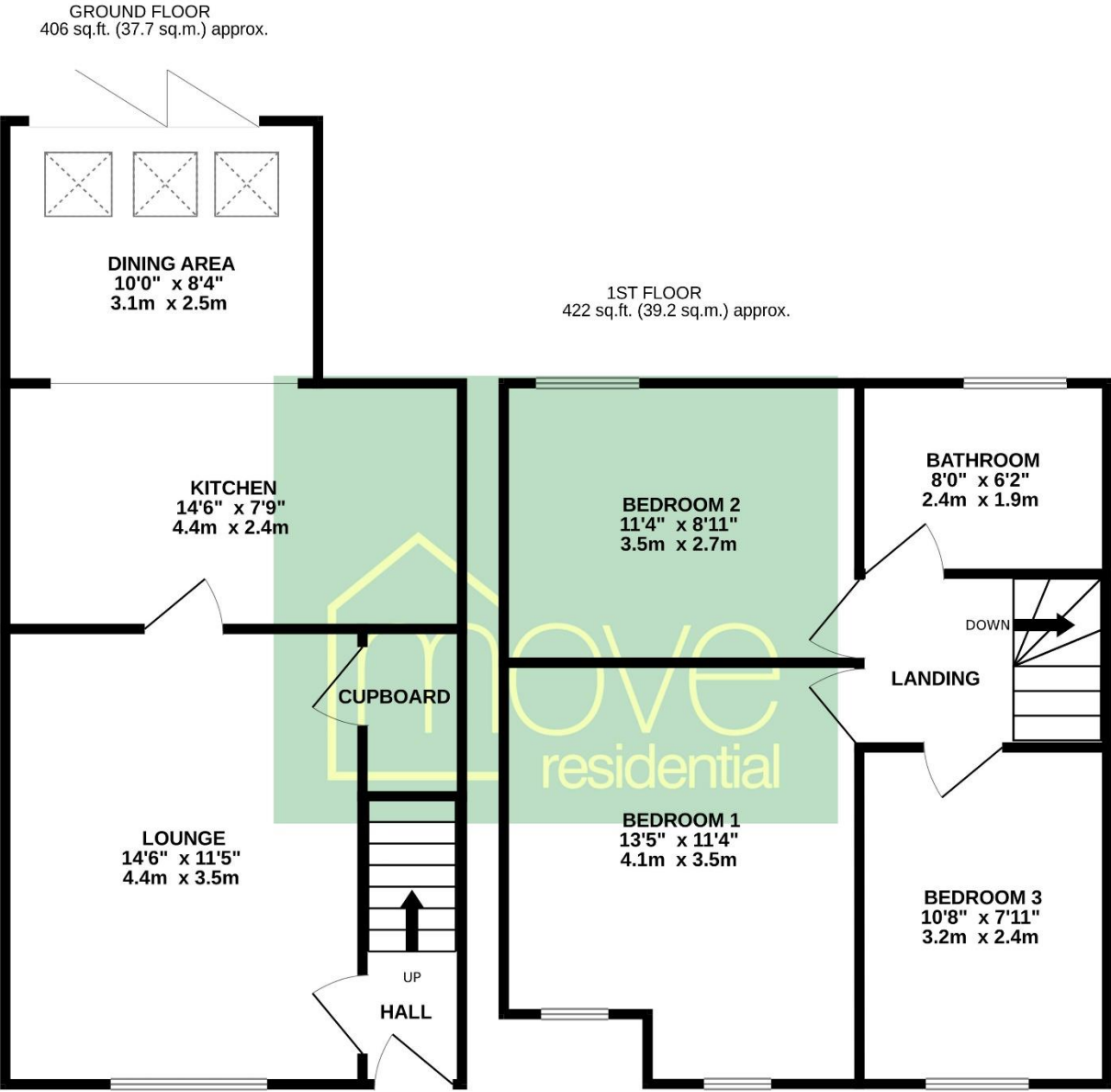
Description

Nestled on Nook Rise in the historic and picturesque Wavertree Gardens Suburb, L15, is this three bedroom mid terrace home which is practically bursting with character. Boasting a charming frontage, this property offers spacious living proportions which have been finished in a quirky décor throughout, promising to make a wonderful future home for a growing family. Following through the entrance hall, you are led into a bright and spacious family lounge. Featuring an eye-catching woodburner with exposed brick surround, this presents a welcoming space to relax and unwind. This is followed by a substantial kitchen diner which offers a delightful social setting for enjoying family mealtimes and entertaining, boasting a set of bi-fold doors which provide seamless access to the rear garden, and skylights above illuminating the room in natural light. Continuing up to the first floor, you will discover three generously sized double bedrooms, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a meticulously maintained flagged rear garden, complete with a raised decking area, presenting an idyllic outdoor spot for enjoying al-fresco dining during the warmer months. To the front, a driveway provides ample off-road parking

Location

Primarily made up of semi-detached and detached houses, Wavertree Garden Suburb has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Domesday book and still home to the only remaining medieval church in Liverpool, Childwall and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

Floor Plan



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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	67 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.