



Mimosa Road, Wavertree, Liverpool, L15 6UE

- Delightful Three Bedroom Semi Detached Home
- Spacious & Beautifully Maintained Throughout
- Additional Reception Room, Kitchen & Utility
- Luxurious Contemporary Style Shower Room
- Located In Residential Community Of Wavertree
- Entrance Hall & Spacious Bay-Fronted Lounge
- Two Double Bedrooms & Large Single Room
- Expansive Rear Garden & Off-Road Parking



£280,000













Description

Arriving at the sales market courtesy of Move Residential is this delightful three bedroom semi detached home, located on Mimosa Road in the favoured residential community of Wavertree, L15. Generous and beautifully maintained throughout, this promising property is practically bursting with potential, presenting an opportunity not to be missed for those searching for a home they can put their own stamp on. Greeted into the property by an inviting entrance hall, you are led into a spacious family lounge, which enjoys a bay-window flooding the space with natural light, and an eye-catching fireplace. This is followed by a second substantial reception room, which also boasts a feature fireplace along with a set of French doors providing views and access out to the rear garden. Continuing through you will find a fitted kitchen, and completing the ground floor is a convenient utility room. The first floor is home to two generously sized double bedrooms and a well-proportioned single room, each receiving plenty of daylight, accompanied by a luxurious contemporary style family shower room. Externally, the expansive and meticulously maintained rear garden is certain to impress, providing an outdoor oasis for the whole household to enjoy. The vast and neatly manicured lawn offers ample room for recreational activities, whilst a flagged patio area presents a serene spot for al-fresco dining during the warmer months. To the front, a driveway provides off-road parking.

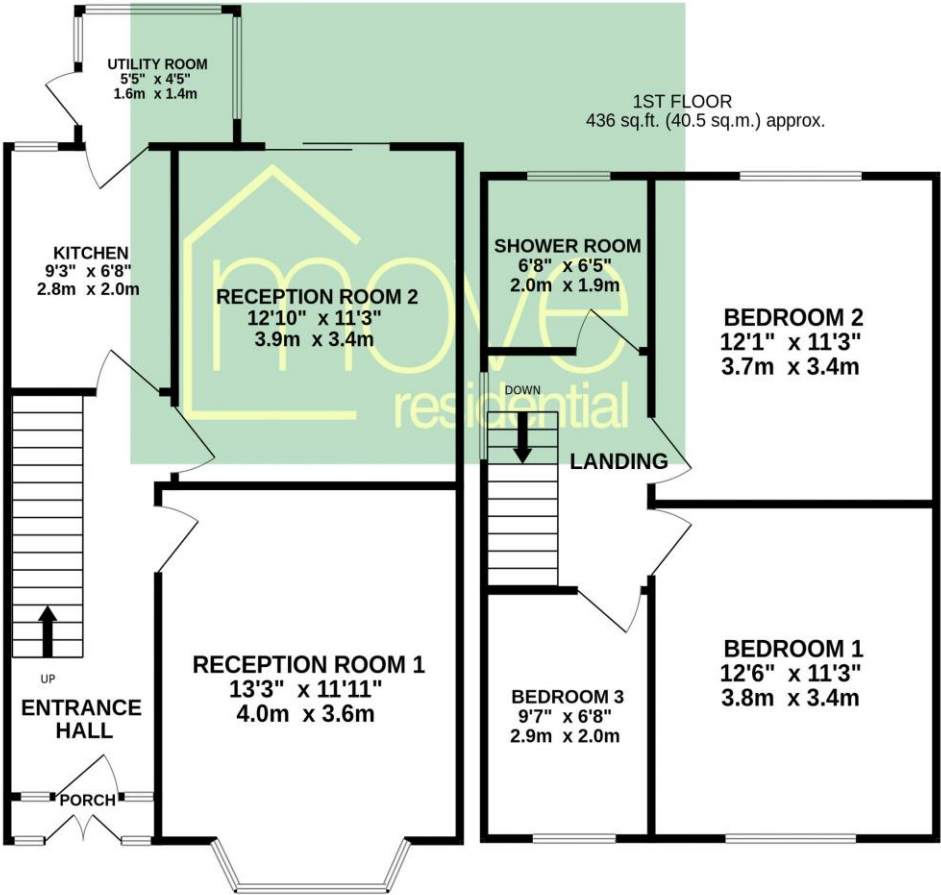
Location

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



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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		81 B
69-80	C		
55-68	D		
39-54	E	41 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.