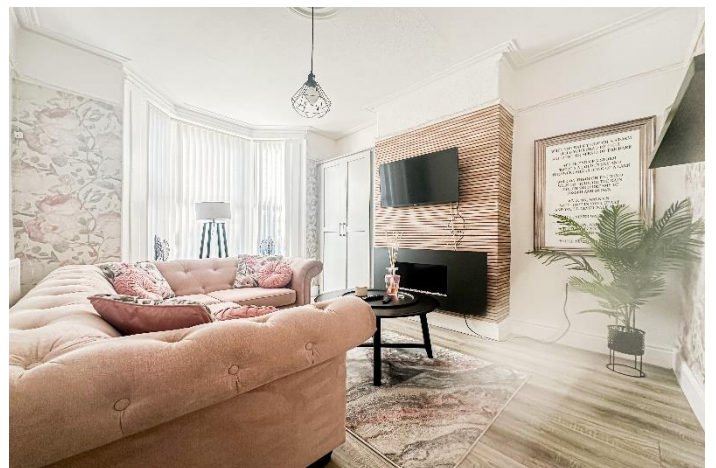




## Lawrence Road, Wavertree, Liverpool, L15 0EF

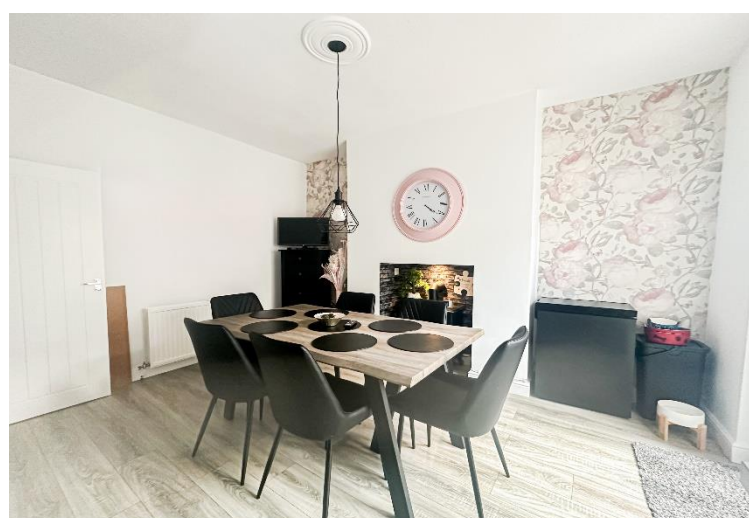
- Delightful Three Bedroom Terrace Home
- Well-Proportioned & Beautifully Finished
- Generous Modern Kitchen Diner & WC
- Contemporary Family Bathroom Suite
- Located In Residential Area Of Wavertree
- Hallway & Spacious Bay-Fronted Lounge
- Two Double Bedrooms & Large Single
- Low-Maintenance Enclose Yard To Rear



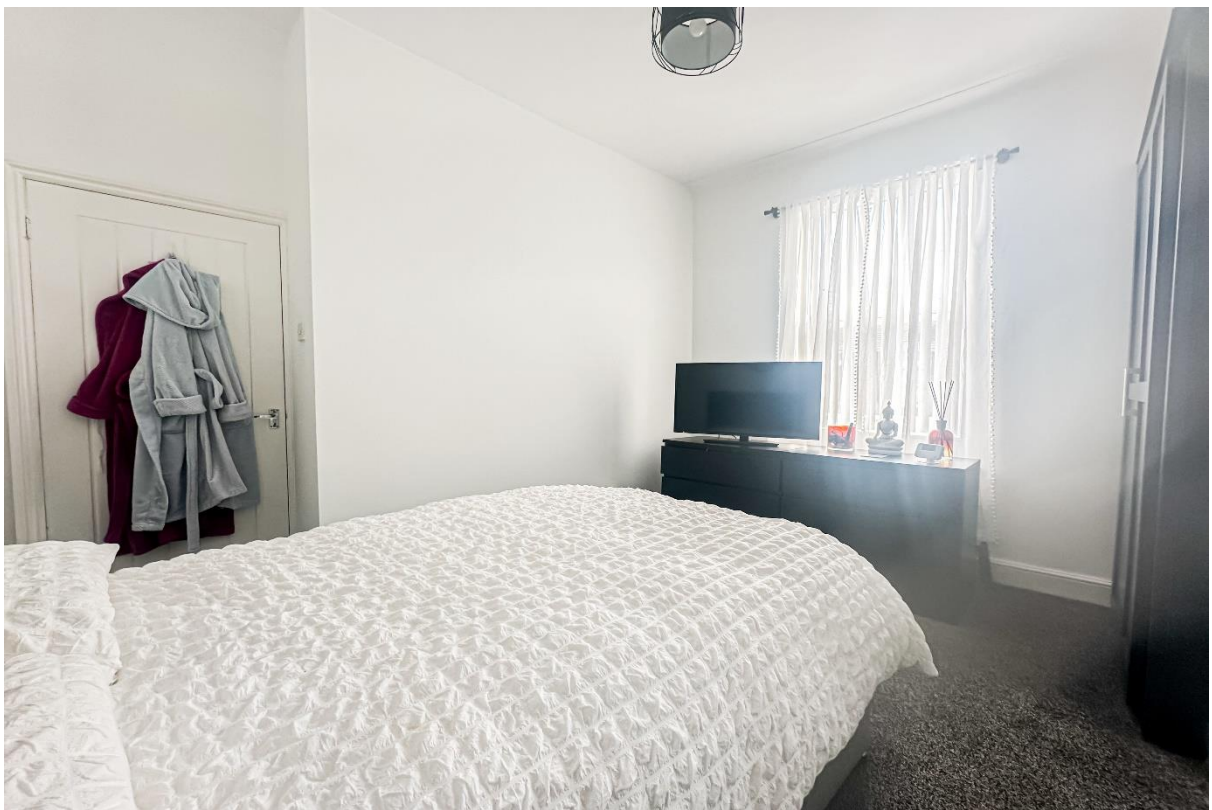
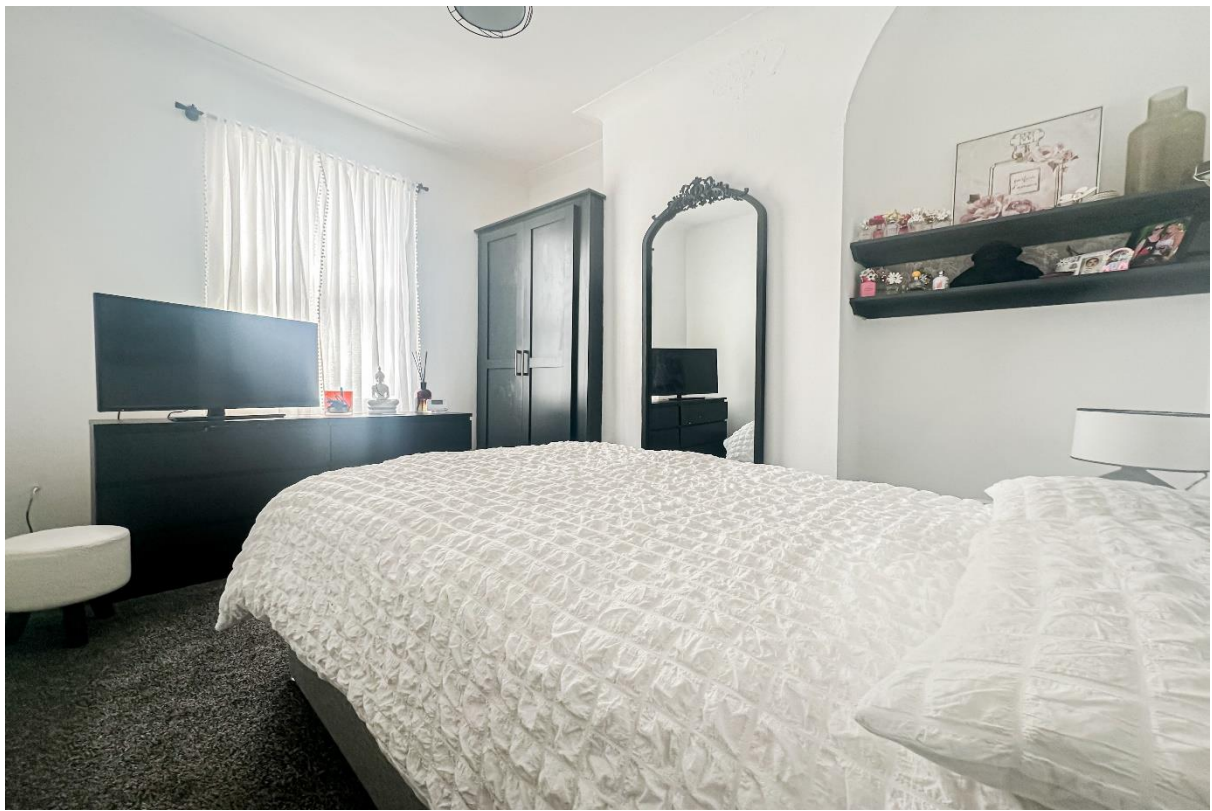
£195,000







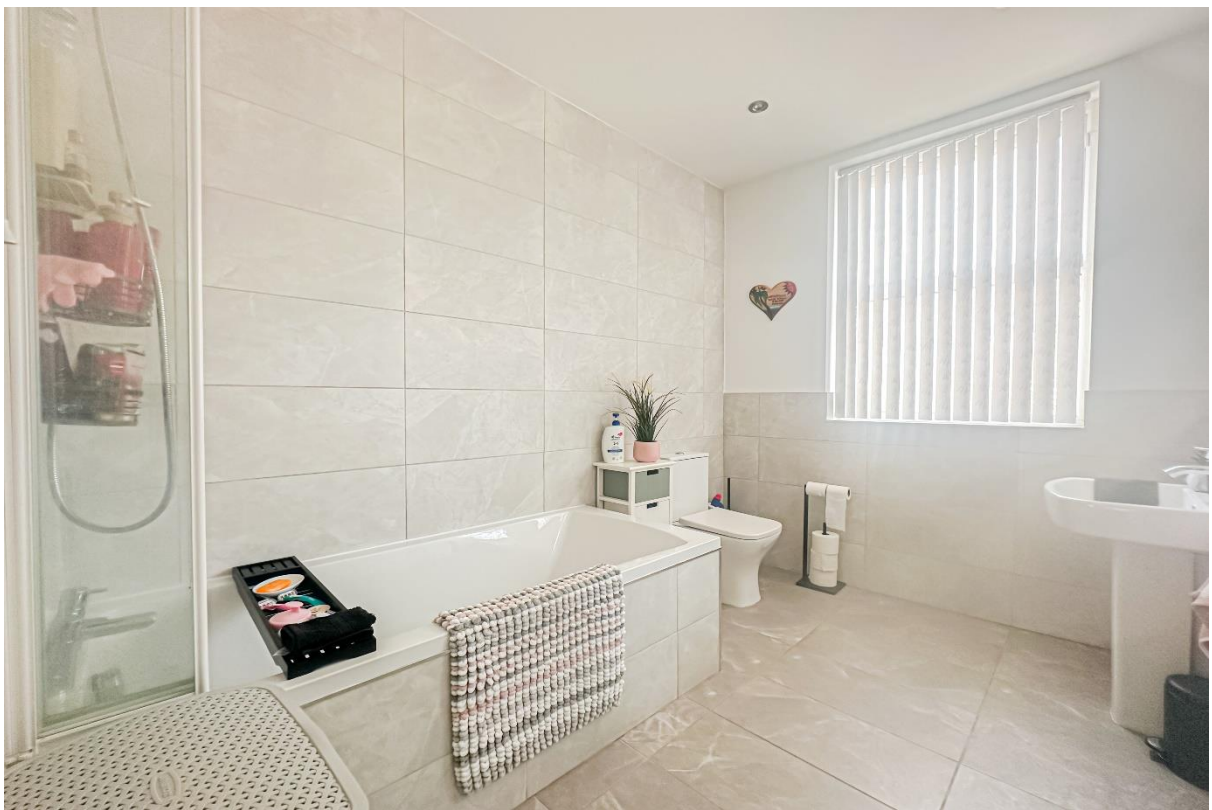














## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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.

## **Description**

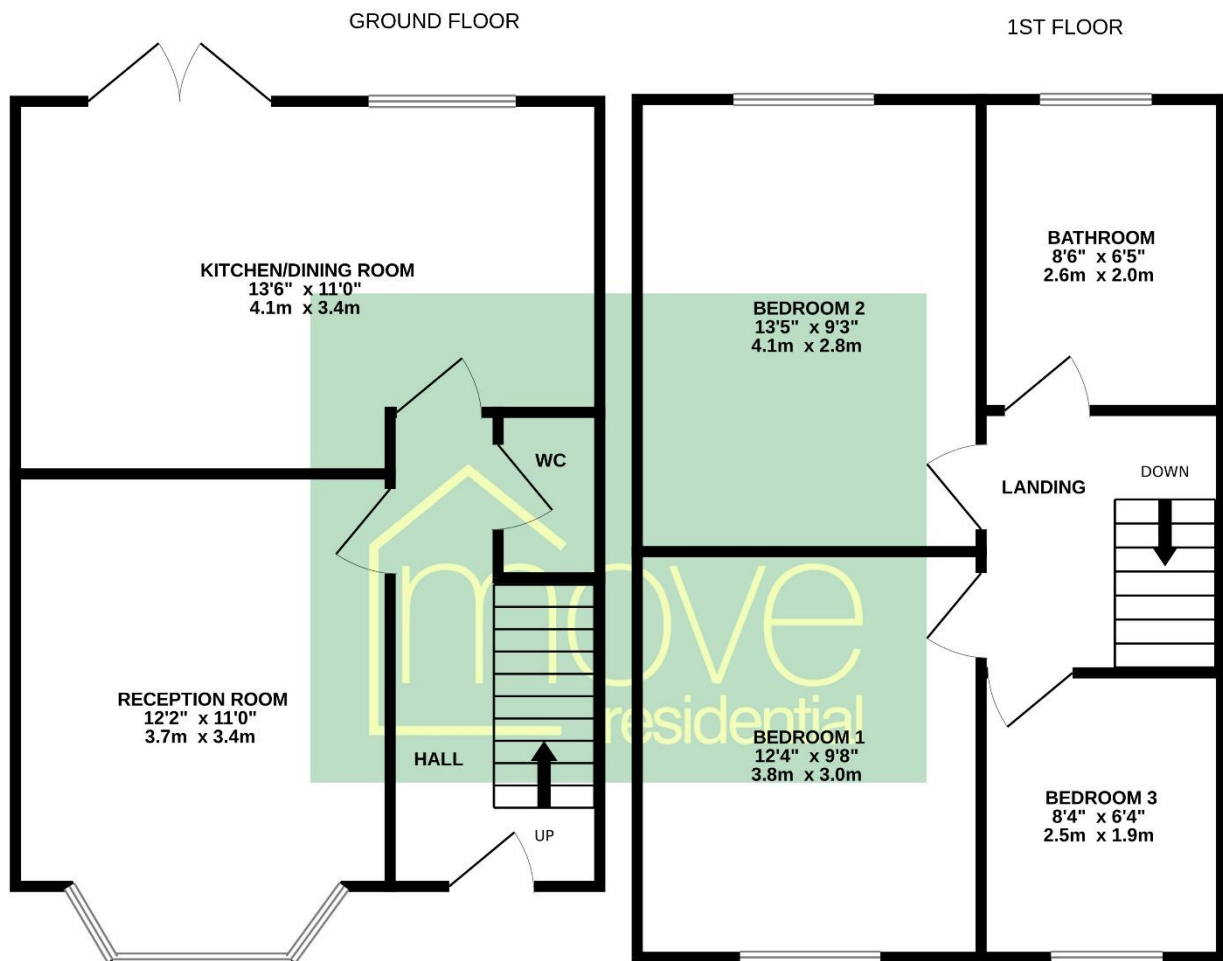
Located on Lawrence Road in the popular residential community of Wavertree, L15, is this delightful three bedroom mid terrace home, introduced to the sales market by appointed agents Move Residential. Boasting generously proportioned and beautifully presented accommodation throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the entrance hall, you are led into a spacious reception room awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring attractive wood style flooring and a built-in storage cupboard, this presents an inviting space to relax and unwind. This is followed by a generous open plan kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops, and a set of french doors providing access out to the rear yard, offering a social setting for sharing mealtimes and cooking in company. Concluding the ground floor is a convenient WC located under the stairs. Continuing up to the first floor, you will find two substantial double bedrooms which feature built-in wardrobes, and a well-proportioned single room, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property boasts a sizable smartly flagged yard to the rear which offers the ideal spot for enjoying al-fresco dining during the summer months. Further benefits include a recently installed and serviced boiler which is just 12 months old.

## **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 : 861sq.ft. (80.0 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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