



## Sherwell Close, Wavertree, Liverpool, L15 8NB

- Charming Two Bedroom Semi Detached Property
- Perfect For First Time Buyers - No Onward Chain
- Welcoming Lounge & Substantial Fitted Kitchen
- Contemporary Style Deluxe Family Shower Room
- Located In Popular Residential Area Of Wavertree
- Generous & Beautifully Maintained Throughout
- Two Generously Proportioned Double Bedrooms
- Delightful Garden To Rear & Driveway To Front



£220,000





















## **Description**

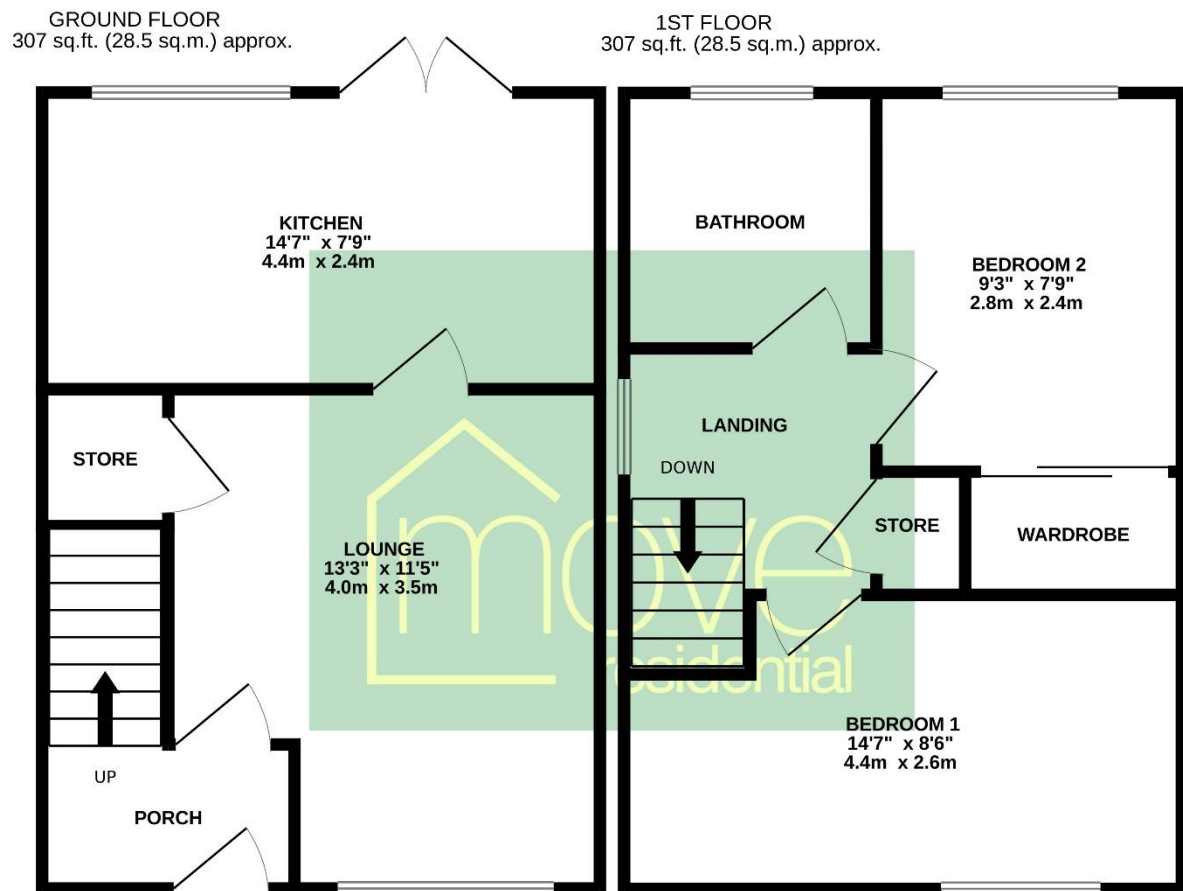
Arriving at the sales market courtesy of appointed agents Move Residential, is this charming two bedroom semi detached property, located in the popular residential community of Wavertree, L15. This well-proportioned and beautifully maintained property is offered for sale with no onward chain, presenting an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the porch, you are led into a bright and spacious family lounge, which flows seamlessly into a sizable kitchen complete with a range of fitted units, plentiful worktop space, and a set of French doors which provide views and access out to the garden, and flood the space with natural light. Continuing up to the first floor, you will find two generously sized double bedrooms, each finished to an excellent standard and receiving plenty of natural light, accompanied by a contemporary style family shower room. Externally, the property is further enhanced by a delightful rear garden which boasts a large flagged patio area presenting the ideal spot for enjoying al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking.

## **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



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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## **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.