

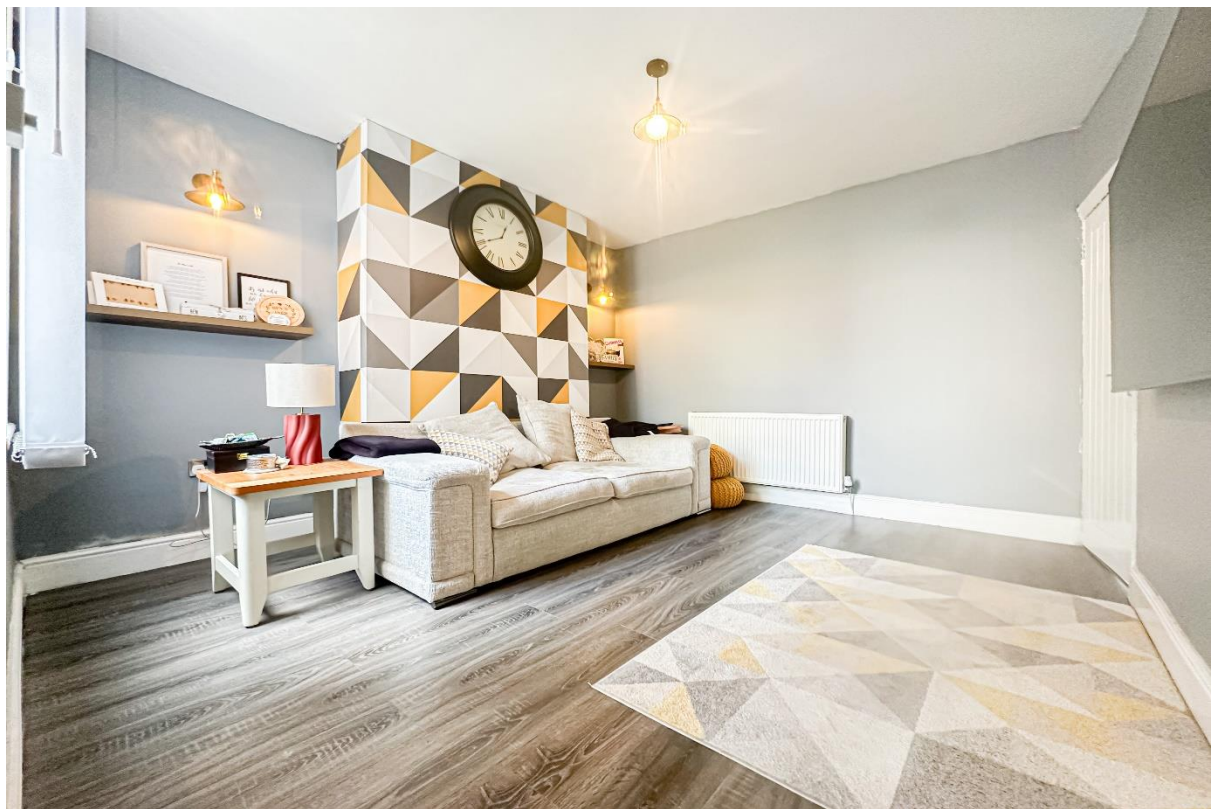


Northdale Road, Wavertree, Liverpool, L15 4HT

- Delightful Three Bedroom End Terrace Home
- Well-Proportioned & Modernised Throughout
- Second Sitting Room & Stylish Fitted Kitchen
- Deluxe Contemporary Family Shower Room
- Located In The Residential Area Of Wavertree
- Entrance Hall & Bay-Fronted Reception Room
- Two Double Bedrooms & Large Single Room
- Low-Maintenance Enclosed Yard To The Rear



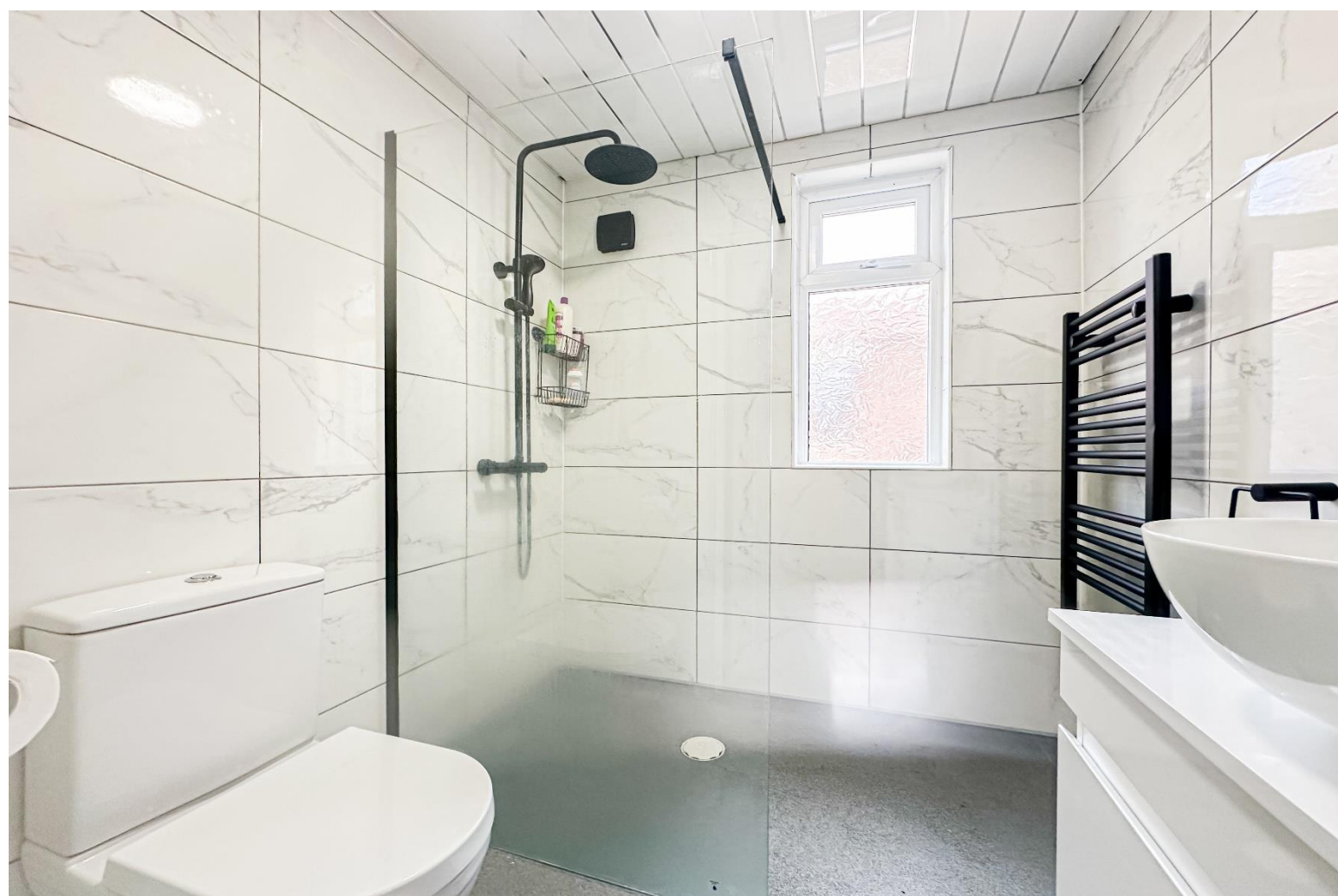
Offers Over £200,000











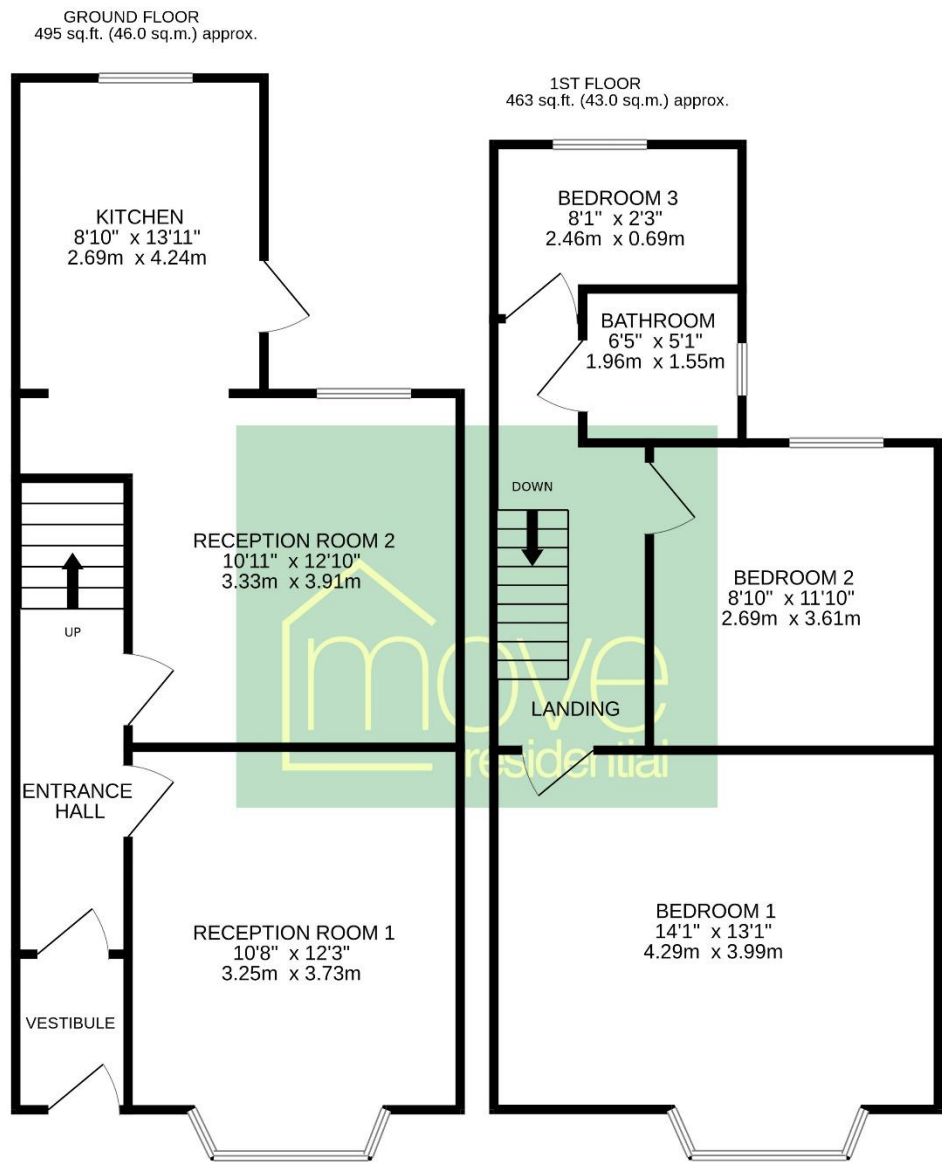
Description

This delightful three bedroom end terrace property, located on Northdale Road in the popular residential community of Wavertree, L15, is welcomed to the sales market by appointed agents Move Residential. Boasting generous living proportions which have been modernized throughout, this promises to make an ideal purchase for first time buyers or growing families searching for a property that is ready to move into right away with no work needed. Following through the entrance hall, you are led into a spacious family lounge which is flooded with natural light courtesy of a bay window. Beautifully finished in a tasteful décor featuring a wood burner and attractive wood style flooring, this presents a welcoming and stylish space to entertain guests. Following this is a second substantial and impeccably presented reception room which flows seamlessly into the sizable kitchen complete with a range of sleek fitted base and wall units and complementary worktops providing plentiful surface space. Continuing up to the first floor you will discover two well-proportioned double bedrooms along with a large single room, each finished to a high standard and receiving an abundance of daylight, with the master further enjoying a bay window. Adding the finishing touch to the interior of this wonderful home is a deluxe contemporary style family shower room, featuring a walk-in shower unit and marble pattern tiles to the walls. Externally, the property benefits from a low-maintenance enclosed yard to the rear.

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 : 958 sq.ft. (89.0 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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.