



Nook Rise, Wavertree Gardens, Liverpool, L15 7JB

- Charming Three Bedroom Semi Detached Property
- Generously Proportioned & Immaculately Finished
- Striking Extended Kitchen Diner With Stylish Units
- Three Beautifully Presented Bedrooms With WC
- Located In Picturesque Wavertree Gardens Suburb
- Entrance Hall & Two Welcoming Reception Rooms
- Ground Floor Three-Piece Family Bathroom Suite
- Delightful Garden, Garage & Off-Road Parking



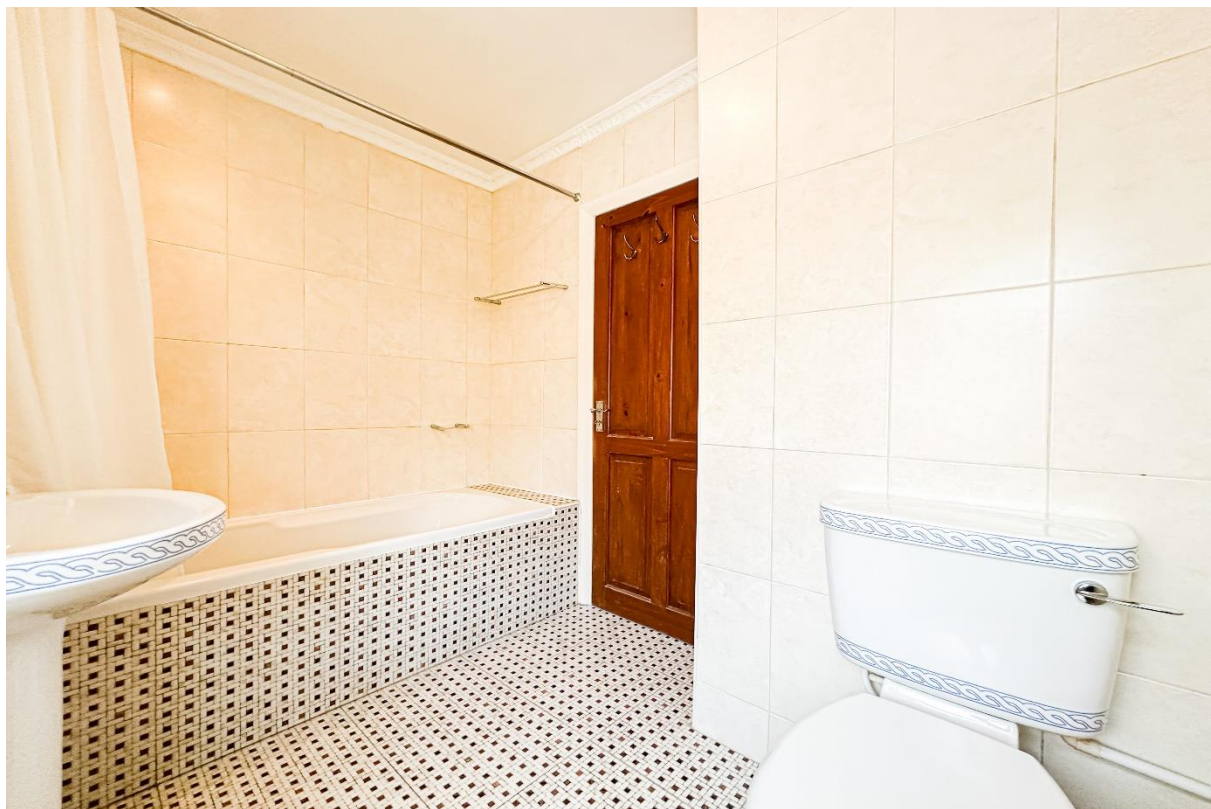
Offers Over £350,000





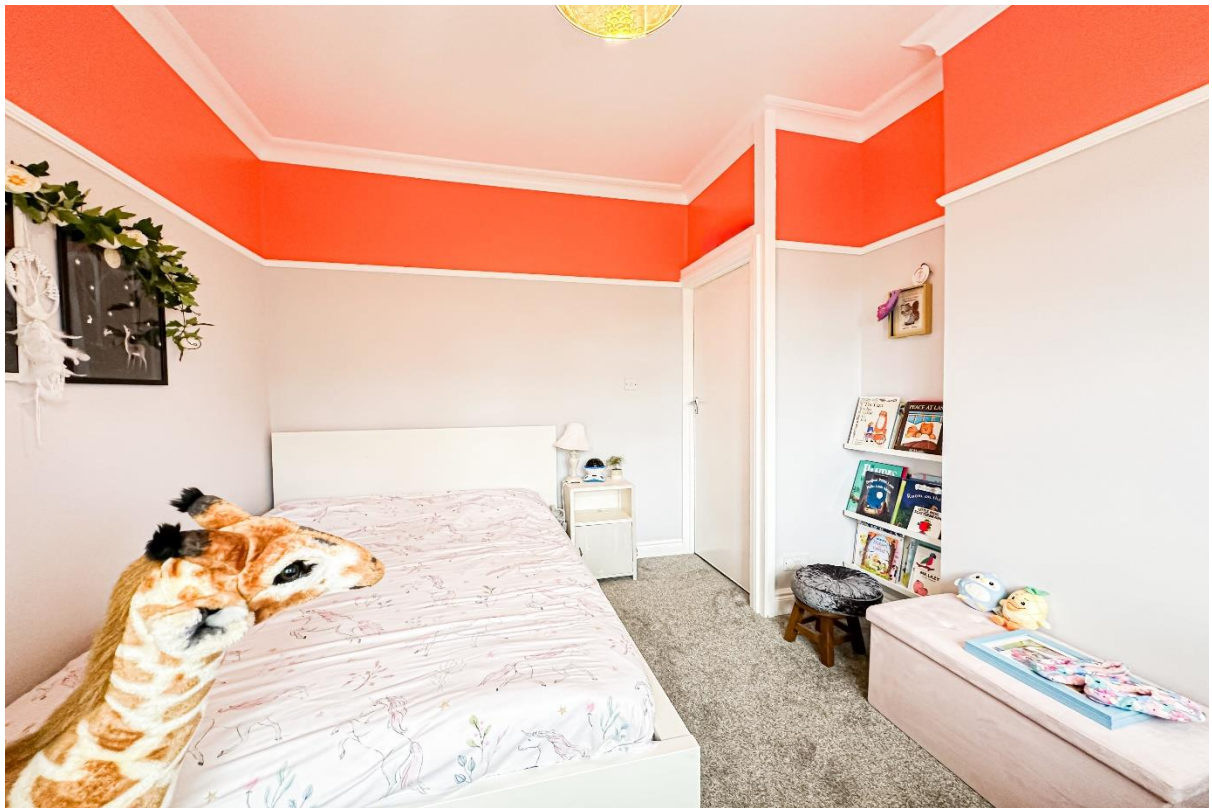


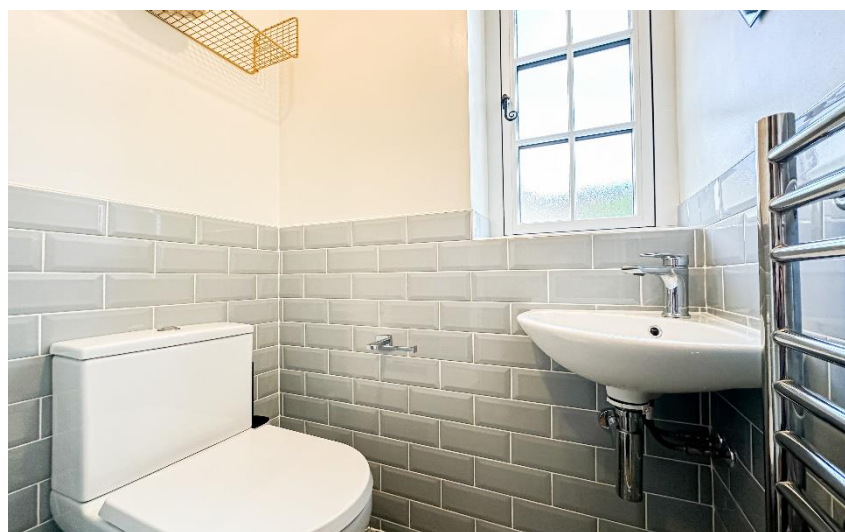














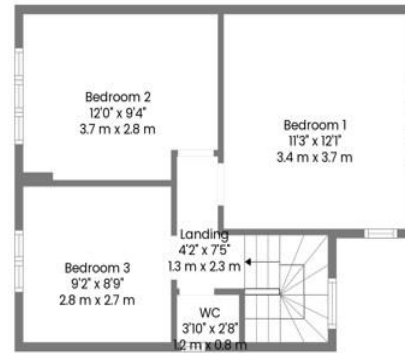
Description

This utterly charming three bedroom semi detached home, located on Nook Rise in the picturesque Wavertree Gardens Suburb, L15, is proudly presented to the sales market by appointed agents Move Residential. Those looking for a home bursting with character should look no further, as this property boasts an enchanting frontage with generous and immaculately presented proportions within, promising to make an incomparable future home for an extremely lucky family seeking a peaceful residential setting. You are greeted into the property by an inviting entrance hall which leads through to a bright and spacious reception room, which has been beautifully finished featuring plush carpeting and an eye-catching gas fire, providing a welcoming and tranquil space to relax and unwind. Following this is a second substantial and well-presented reception room leading through to an extended kitchen diner which is certain to impress, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. This immaculately presented room boasts parquet style flooring, skylights which illuminate the space in natural light, and ample room to accommodate a dining table, offering a fabulous social setting for enjoying family mealtimes and entertaining guests. Concluding the extensive ground floor is a contemporary style three-piece family bathroom suite. Ascending to the first floor, you will discover three well-proportioned bedrooms, each impeccably finished in a tasteful décor, with the master further benefitting from attractive fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a convenient WC. Occupying a substantial plot, the property is further enhanced by a meticulously maintained rear garden, which provides a delightful outdoor space for the whole household to enjoy, made up of a neatly manicured lawn and smartly flagged patio area. A detached garage offers an abundance of additional storage space, and to the front, a sizable 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



Floor 2



Floor 1

TOTAL: 980 sq. ft, 91 m²

FLOOR 1: 575 sq. ft, 53 m², FLOOR 2: 405 sq. ft, 38 m²

EXCLUDED AREAS: GARAGE: 159 sq. ft, 15 m², PATIO: 123 sq. ft, 11 m²

WALLS: 129 sq. ft, 12 m²



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.