



Cranborne Road, Wavertree, Liverpool, L15 2HY

- Brilliant Three Bedroom End Terrace Home
- Well-Proportioned & Presented Throughout
- Additional Reception Room & Fitted Kitchen
- Modern Bathroom Suite With Separate WC
- Located In The Residential Area Of Wavertree
- Entrance Hall & Bay-Fronted Family Lounge
- Three Bright & Substantially Sized Bedrooms
- Low-Maintenance Enclosed Yard To The Rear



Offers Over £160,000















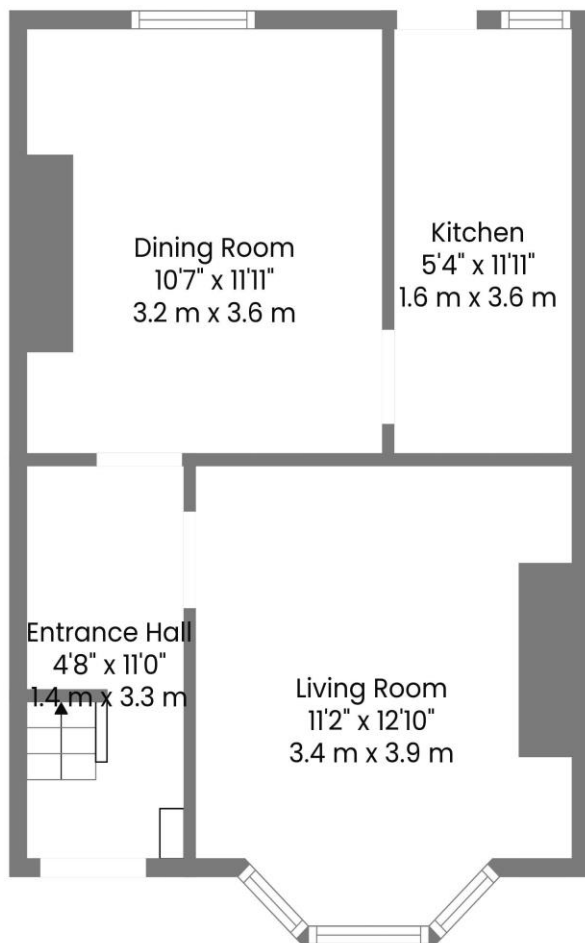
Description

Located on Cranborne Road in the popular residential community of Wavertree, L15, is this brilliant three bedroom end terrace property, welcomed to the sales market by appointed agents Move Residential. Well-proportioned and finished to a high standard throughout, this presents an opportunity not to be missed for investors or first-time buyers looking to get on the property ladder. An inviting entrance hall leads you into a spacious family lounge, awash with natural light courtesy of a bay window, and finished in a neutral tasteful décor featuring attractive wood style flooring. This is followed by a substantial and beautifully presented dining room which flows seamlessly into a modern kitchen complete with a range of stylish fitted units and complementary worktops. Continuing up to the first floor, you will find three generously sized bedrooms, each beautifully finished featuring carpeting throughout and receiving plenty of natural light. Accompanying the sleeping accommodation is a contemporary style three-piece family bathroom suite, along with a convenient separate WC. Externally, the property benefits from a low-maintenance enclosed rear yard, providing the ideal spot for soaking up the sun during the warmer months.

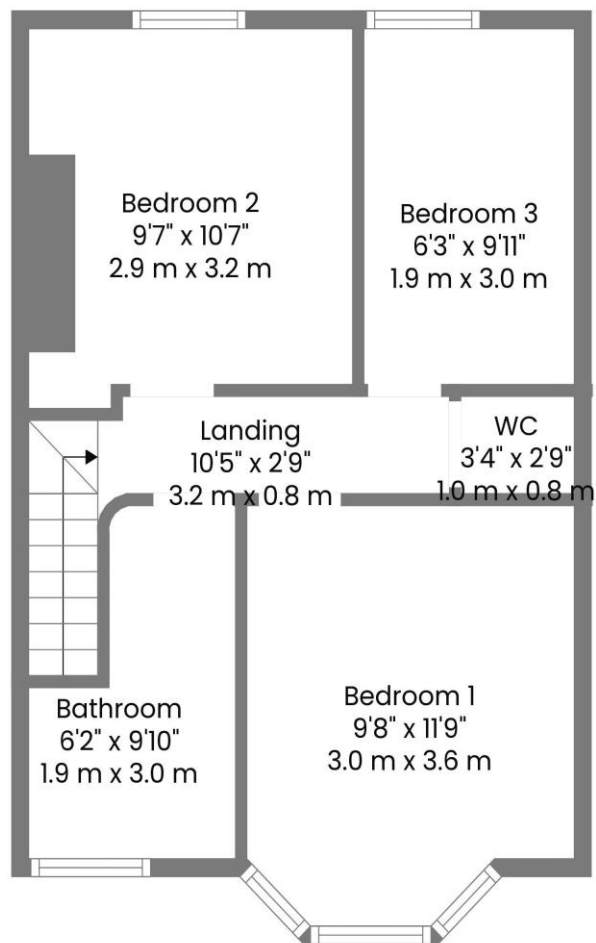
Location

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



Floor 1



Floor 2

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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.