



## Wade Brook Way, Speke, Liverpool, L24 1WN

- Stunning Four Bedroom Semi Detached Home
- Spacious & Impeccably Finished Throughout
- Stylish Fitted Kitchen Diner & Downstairs WC
- Three-Piece Bathroom Suite & Shower Room
- Located In Popular Residential Area Of Speke
- Entrance Hall & Welcoming Reception Room
- Four Bright & Beautifully Presented Bedrooms
- Well-Maintained Garden & Off-Road Parking



£250,000

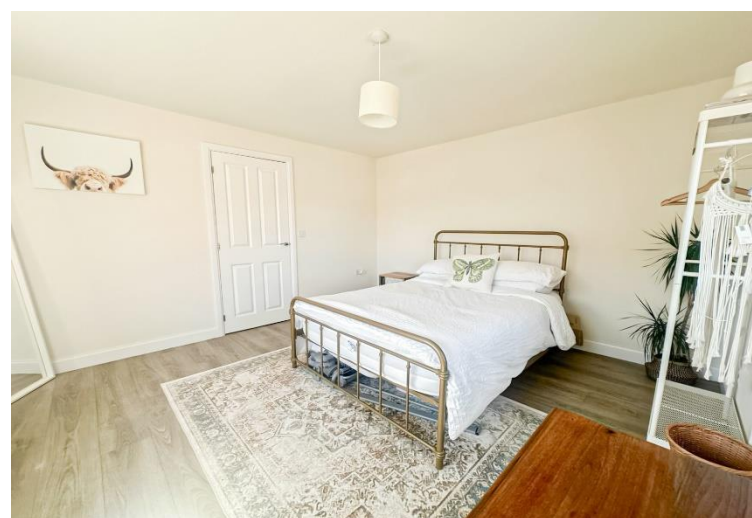




























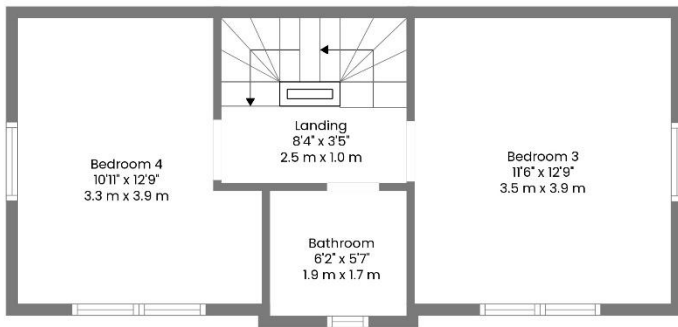
## **Description**

This stunning four bedroom semi detached home, located on Wade Brook Way in the highly popular residential area of Speke, L24, is proudly presented to the sales market by appointed agents Move Residential. The property boasts an attractive frontage exuding kerb appeal and offers generous living proportions thoughtfully arranged over three floors. Showcasing immaculately presented interiors throughout, this promises to make an enviable future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a bright and beautifully presented family lounge which boasts elegant wall panelling, presenting a welcoming and stylish space for relaxation. Continuing through you will find a generous modern kitchen diner complete with a range of attractive fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a dining table in front of patio doors which provide views and access out to the rear garden and flood the room with natural light, this presents a delightful space for enjoying family mealtimes an entertaining guests. Concluding the ground floor is a convenient WC. The sleeping accommodation, consisting of four spacious and impeccably presented bedrooms, each receiving an abundance of daylight, are arranged over the two upper levels, accompanied by a deluxe three-piece family bathroom suite to the first floor, and a luxurious shower room to the second floor which the master benefits from direct access to. Externally, the property is further enhanced by a sizable garden which consists of a neatly maintained lawn and pebbled area, presenting a delightful spot for enjoying al-fresco dining and entertaining. To the front, a driveway provides off-road parking.

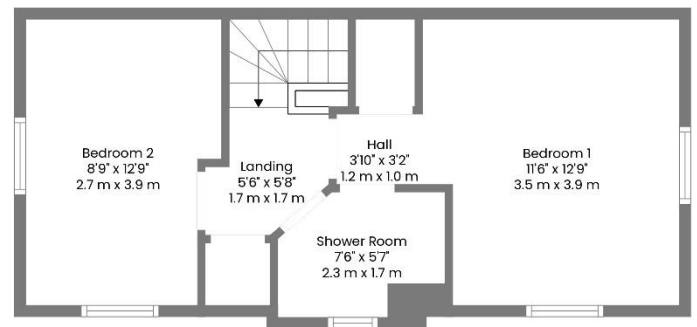
## **Location**

Speke is one of Liverpool's success stories. Once one of the most deprived areas in the country, it now boasts the successful and expanding John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. Features of the area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Located close to the City boundary with Knowsley, Speke offers an alternative shopping and living experience while still enabling access to the City centre in a short time. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in a rapidly improving location.

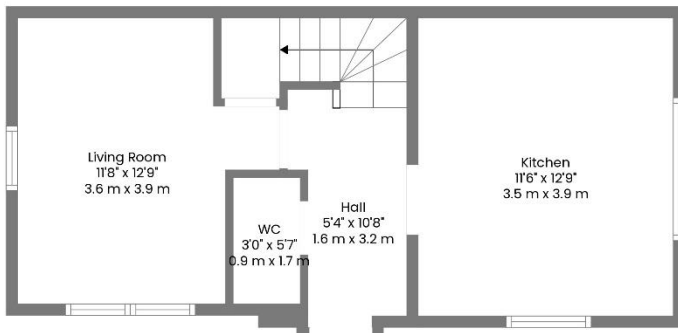
## Floor Plan



Floor 2



Floor 3



Floor 1



**TOTAL: 1140 sq. ft, 106 m2**  
 FLOOR 1: 386 sq. ft, 36 m2, FLOOR 2: 377 sq. ft, 35 m2, FLOOR 3: 377 sq. ft, 35 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		95 A
81-91	B	85 B	
69-80	C		
55-68	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.