



Winchfield Road, Wavertree, Liverpool, L15 5BU

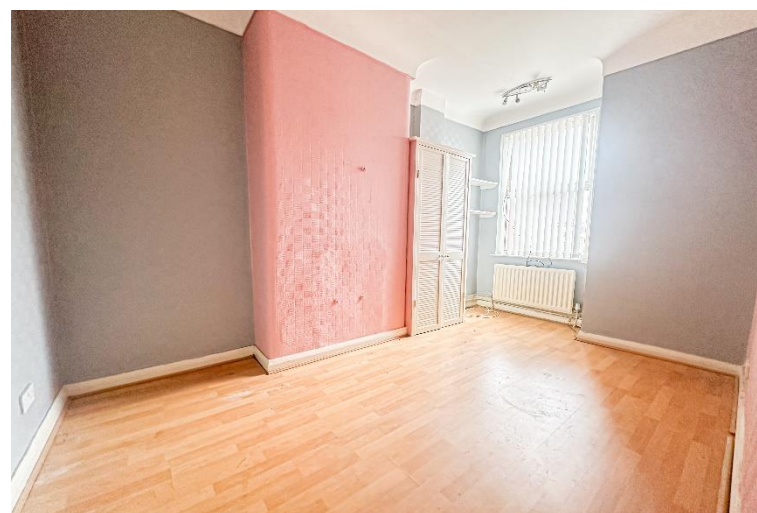
- Promising Four Bedroom Terrace Property
- Available For Sale With No Onward Chain
- Hallway, Two Reception Rooms & Kitchen
- Sizable Three-Piece Family Bathroom Suite
- Located In Residential Area Of Wavertree
- Well-Proportioned With Plenty Of Scope
- Four Bright & Generously Sized Bedrooms
- Low-Maintenance Enclosed Yard To Rear



£260,000









Description

Move Residential are delighted to present to the sales market this promising four bedroom mid terrace property, located on Winchfield Road in the popular residential area of Wavertree, L15. Available for sale with no onward chain, this well-proportioned property offers plenty of scope for modernisation throughout, promising to make an ideal purchase for those searching for a home they can tailor to their own tastes. An entrance hall greets you into the property, leading through to a spacious bay-fronted family lounge, which features an eye-catching fireplace, flowing seamlessly into a second substantial reception room. Concluding the ground floor is a substantial kitchen. Continuing up to the first floor, you will discover three bright and well-proportioned bedrooms, accompanied by a three-piece family bathroom suite. The fourth and final bedroom is located at the pinnacle of the property, accommodated by a loft conversion. Externally, the property further benefits from a low-maintenance enclosed yard to the rear.

Location

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 also 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, Allerton Road and Picton Road provide a wide variety of pubs, bars, eateries, libraries and shops, including a large Asda Supermarket, Tesco express and also Sainsbury's. Schools nearby include the historic Blue Coat School and King David High School, with Childwall Sports & Science Academy and several highly rated primary school just a short distance away. 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: 1140 sq. ft, 105 m²

FLOOR 1: 477 sq. ft, 44 m², FLOOR 2: 477 sq. ft, 44 m², FLOOR 3: 186 sq. ft, 17 m²

EXCLUDED AREAS: LOW CEILING: 38 sq. ft, 4 m²

WALLS: 137 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		81 B
69-80	C		
55-68	D		
39-54	E	52 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.