



Swan Crescent, Wavertree, Liverpool, L15 8AL

- Fantastic Three Bedroom Detached Property
- Rare Find-Available With No Onward Chain
- Conservatory, Kitchen & Ground Floor WC
- Ensuite To Master & Three-Piece Bathroom
- Located In The Popular Area Of Wavertree
- Hallway, Spacious Lounge & Dining Room
- Three Bright & Generously Sized Bedrooms
- Flagged Rear Garden, Driveway & Garage



£335,000

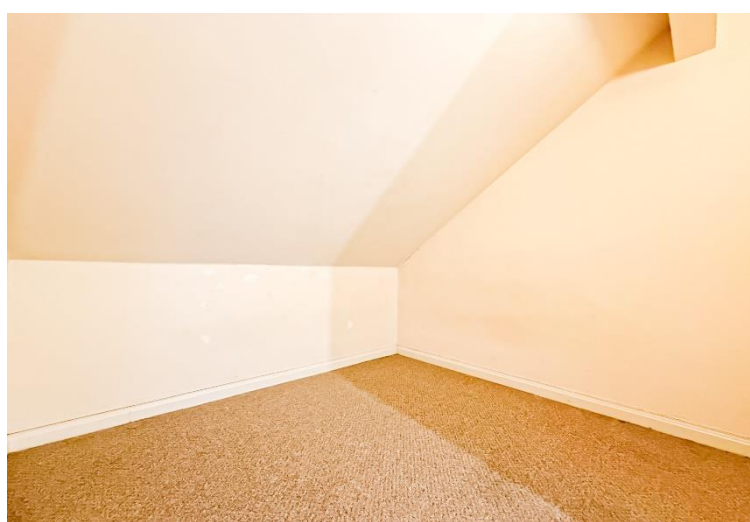
















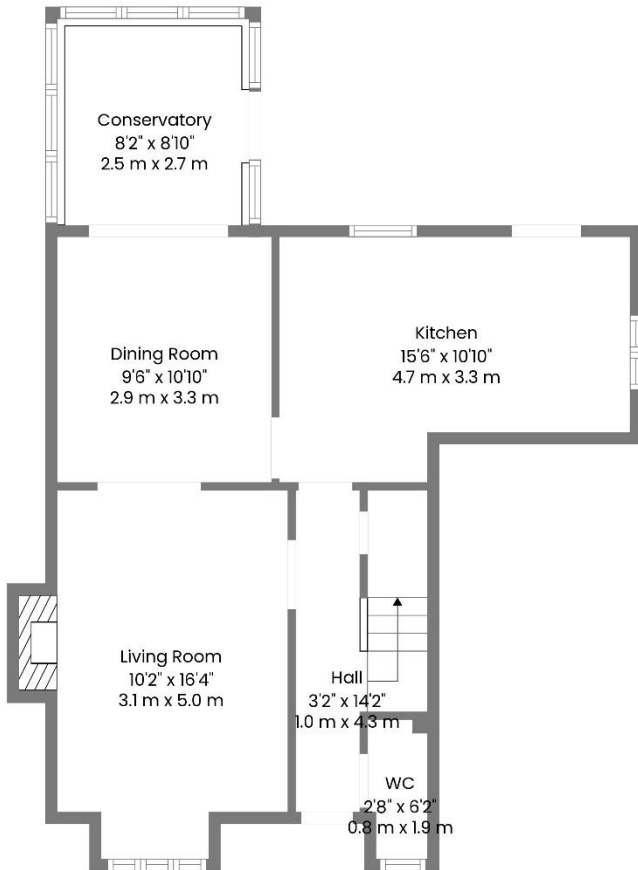
Description

Move Residential are delighted to present to the sales market this fantastic three bedroom detached home, located on Swan Crescent in the highly favoured residential area of Wavertree, L15. Boasting an attractive frontage, this property boasts generous and well-maintained living proportions which are bursting with potential throughout. Available for sale with no onward chain, this presents an opportunity not to be missed 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 family lounge which is awash with natural light courtesy of a box bay window. Finished in a neutral décor featuring a fireplace and wood style flooring, this presents a welcoming space to relax and unwind. The lounge flows seamlessly into a dining room which enjoys sliding doors to the rear providing direct access into a conservatory, offering a charming additional sitting area with views of the garden. Continuing through you will find a generous fitted kitchen, and concluding the ground floor is a convenient WC. Continuing up to the first floor, you will find three substantial bedrooms, each receiving an abundance of daylight. The master bedroom boasts fitted wardrobes and the added luxury of an ensuite shower room, whilst the second bedroom enjoys a walk-in-wardrobe space. Adding the finishing touch to the interior of this home is a three-piece family bathroom suite. Externally, the property is further enhanced by a flagged garden to the rear which presents an idyllic setting for al-fresco dining and entertaining. To the front, a driveway provides off-road parking, whilst a garage offers additional storage space.

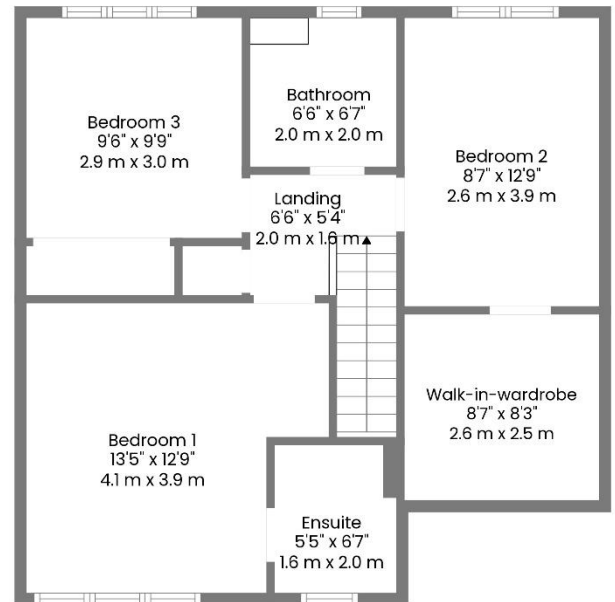
Location

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



Floor 1



Floor 2

TOTAL: 1171 sq. ft, 109 m2

FLOOR 1: 588 sq. ft, 55 m2, FLOOR 2: 583 sq. ft, 54 m2

EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m2, LOW CEILING: 24 sq. ft, 2 m2, WALLS: 120 sq. ft, 11 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		82 B
69-80	C	71 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.