



Kenmare Road, Wavertree, Liverpool, L15 3HQ

- Charming Three Bedroom Mid Terrace Home
- Well-Proportioned & Immaculately Presented
- Dining Area & Sizable Modern Fitted Kitchen
- Contemporary Style Family Bathroom Suite
- Located In Highly Favoured Area Of Wavertree
- Entrance Hall & Stunning Bay-Fronted Lounge
- Two Double Bedrooms & Single Room/Office
- Well-Maintained Enclosed Yard To The Rear



Offers in Excess of £250,000

















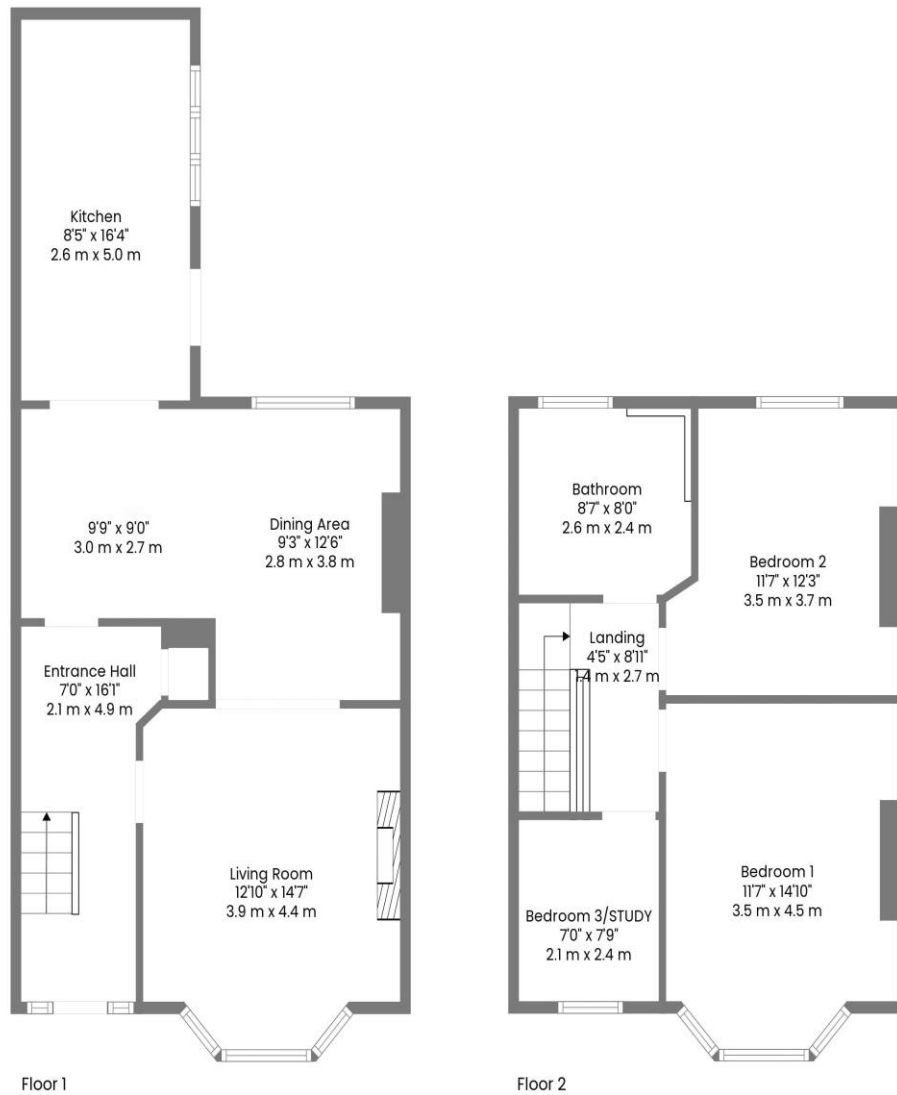
Description

This charming three bedroom mid terrace property, located on Kenmare Road in the heart of the highly favoured residential community of Wavertree, L15, is proudly presented to the sales market by appointed agents Move Residential. Offering spacious and versatile living proportions which are perfectly suited to meet the needs of modern living, and boasting immaculately presented interiors throughout, this promises to make a wonderful future home for a very lucky buyer. An inviting entrance hall greets you into the property, leading through to a spacious family lounge which flows seamlessly into a dining area. Flooded with natural light courtesy of a bay window and beautifully finished in a fresh stylish décor throughout, this presents a stunning open plan social setting for relaxing and entertaining guests. Continuing through you will find a sizable modern kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. The first floor is home to two generously sized double bedrooms and a well-proportioned single room/study, each finished to an impeccable standard and receiving plenty of daylight, with the master further benefiting from a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this delightful home is a contemporary style four-piece family bathroom suite. Externally, the property further benefits from a well-maintained enclosed rear yard complete with artificial grass, which offers an idyllic spot for enjoying al-fresco dining during the warmer months.

Location

Many working professionals are drawn to the outskirts of Wavertree where a wide range of property styles can be found. 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



TOTAL: 1131 sq. ft, 105 m2

FLOOR 1: 636 sq. ft, 59 m2, FLOOR 2: 495 sq. ft, 46 m2
EXCLUDED AREAS: WALLS: 79 sq. ft, 7 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		85 B
69-80	C	69 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.