



Gainsborough Road, Wavertree, Liverpool L15 3HU

- Delightful Three Bedroom Terrace Property
- Well-Proportioned & Beautifully Maintained
- Second Reception Room & Modern Kitchen
- Deluxe Three-Piece Family Bathroom Suite
- Located In Highly Popular Area Of Wavertree
- Entrance Hall & Bay-Fronted Family Lounge
- Three Bright & Generously Sized Bedrooms
- Substantial Low-Maintenance Enclosed Yard



Offers in Excess of £180,000

















EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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.

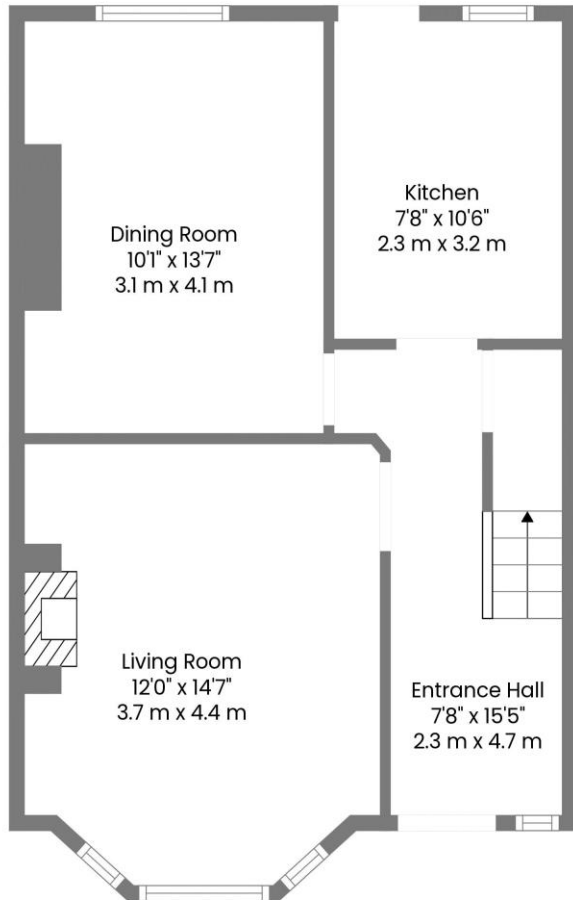
Description

Located on Gainsborough Road in the heart of the popular residential community of Wavertree, L15, is this delightful three bedroom mid terrace property, welcomed to the sales market by appointed agents Move Residential. Well-proportioned and beautifully maintained throughout, this property is certain to appeal to both first time buyers and investors alike. An inviting entrance hall greets you into the property, leading through to a spacious family lounge which is flooded with natural light courtesy of a walk-in bay window. Finished in a neutral décor which complements the wood flooring and eye-catching fireplace, this presents an inviting space to relax and unwind. Following this is a second bright and substantial reception room, offering the perfect setting for enjoying family mealtimes and entertaining guests, leading through to a modern fitted kitchen. Continuing up to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, accompanied by a deluxe three-piece family bathroom suite. Externally, the property further benefits from a sizable low-maintenance enclosed rear yard, offering the ideal spot for enjoying al-fresco dining during the warmer months.

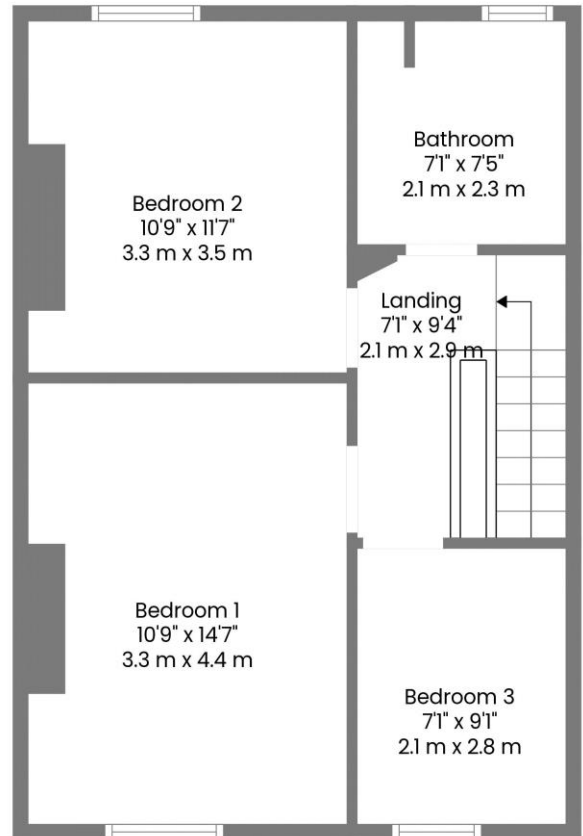
Location

A large and varied area of the City, 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



TOTAL: 969 sq. ft, 90 m²
 FLOOR 1: 493 sq. ft, 46 m², FLOOR 2: 476 sq. ft, 44 m²
 EXCLUDED AREAS: UNDEFINED: 5 sq. ft, 0 m², WALLS: 91 sq. ft, 8 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.