



Church Road, Wavertree, Liverpool, L15 9EQ

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Substantial Modern Kitchen & Ground Floor WC
- Contemporary Style Four-Piece Family Bathroom
- Prime Location In The Favoured Area Of Wavertree
- Entrance Hall & Two Welcoming Reception Rooms
- Two Generous Double Bedrooms & Spacious Single
- Delightful Garden To The Rear & Off-Road Parking



£350,000

















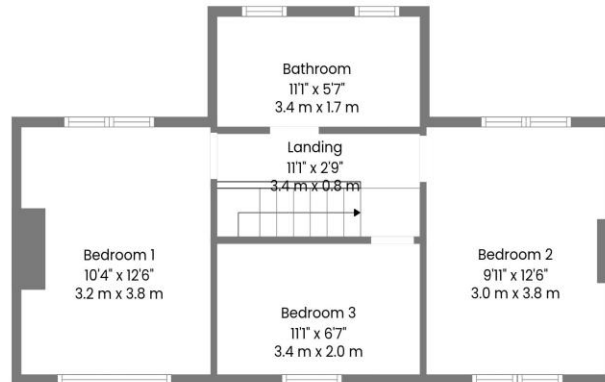
Description

Located on Church Road in the highly favoured residential community of Wavertree, L15, is this fantastic three bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. Occupying a substantial elevated corner plot, this property boasts generous and versatile living proportions, thoughtfully designed to meet the needs of modern living. Finished to a high standard throughout whilst offering plenty of scope for future occupants to put their own stamp on it, this promises to make a wonderful future home for a growing family. An entrance hall greets you into the property, leading through to two spacious reception rooms, each boasting French doors the rear which provide seamless access into the garden and flood the space with natural light. Both rooms have been beautifully finished in a tasteful neutral décor, enjoying attractive wood style flooring and feature fireplaces, offering welcoming settings for relaxing and entertaining guests. Each reception room flows seamlessly into the modern fitted kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a breakfast bar which offers the ideal spot for casual dining. Concluding the ground floor is a convenient WC. Ascending to the first floor you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard and carpeted throughout. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this home is a contemporary style four-piece family bathroom suite. Externally, the property is further enhanced by a sizable rear garden which provides a delightful outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities, whilst a smart patio and raised decking area present serene spots for enjoying al-fresco dining. A further garden area to the front enhances the property's kerb appeal, and there is off road parking to the side, accessed via Beverley Road.

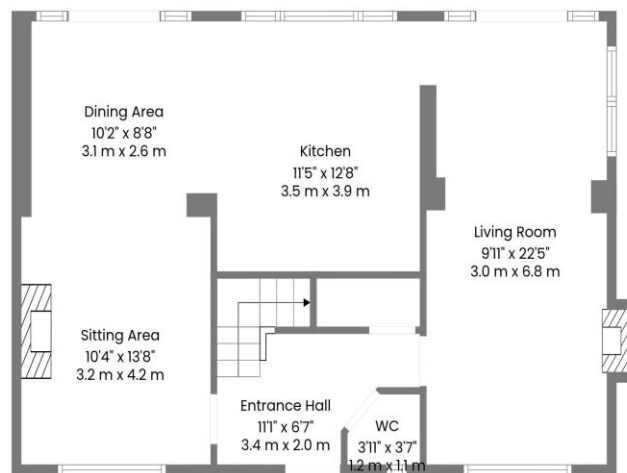
Location

A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. 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 2



Floor 1

TOTAL: 1175 sq. ft, 109 m2

FLOOR 1: 713 sq. ft, 66 m2, FLOOR 2: 462 sq. ft, 43 m2

EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 0 m2, WALLS: 110 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		
69-80	C		78 C
55-68	D		
39-54	E	49 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.