



## Edenfield Road, Wavertree, Liverpool, L15 5BP

- Promising Three Bedroom Mid Terrace Home
- A Rare Find-Available With No Onward Chain
- Entrance Hall & Bay-Fronted Family Lounge
- Three Substantial Bedrooms & Shower Room
- Located In Highly Popular Area Of Wavertree
- Well-Proportioned & Bursting With Potential
- Additional Reception Room & Sizable Kitchen
- Low-Maintenance Enclosed Yard To The Rear



£250,000











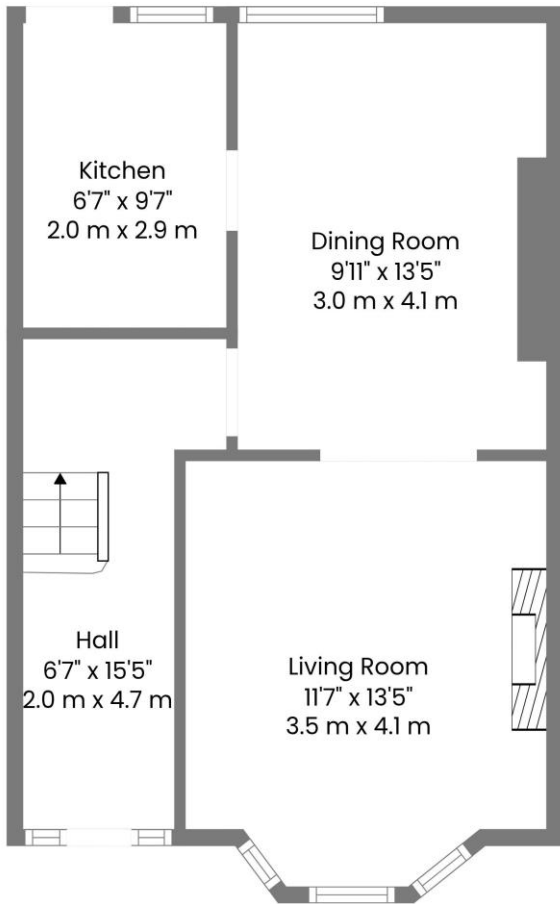
## **Description**

Located on Edenfield Road in the popular residential area of Wavetree, L15, is this promising three bedroom mid terrace home, introduced to the sales market by appointed agents Move Residential. Available with no onward chain, this well-proportioned and maintained property promises to make an ideal purchase for those searching for a home they can put their own stamp on. An entrance hall greets you into the property, leading through to a spacious family lounge which enjoys a feature fireplace and bay-window flooding the room with natural light, flowing seamlessly into a substantial dining room. Concluding the ground floor is a sizable fitted kitchen offering plenty of scope for modernisation. Continuing up to the first floor, you will discover two generously sized double bedrooms and a large single room, each receiving plenty of daylight, accompanied by a family shower room, featuring a walk-in shower. Externally, the property further benefits from a low-maintenance enclosed rear yard which provides the perfect spot for enjoying al-fresco dining during the warmer months. A viewing is highly recommended to fully appreciate the exciting potential that this fantastic home has to offer.

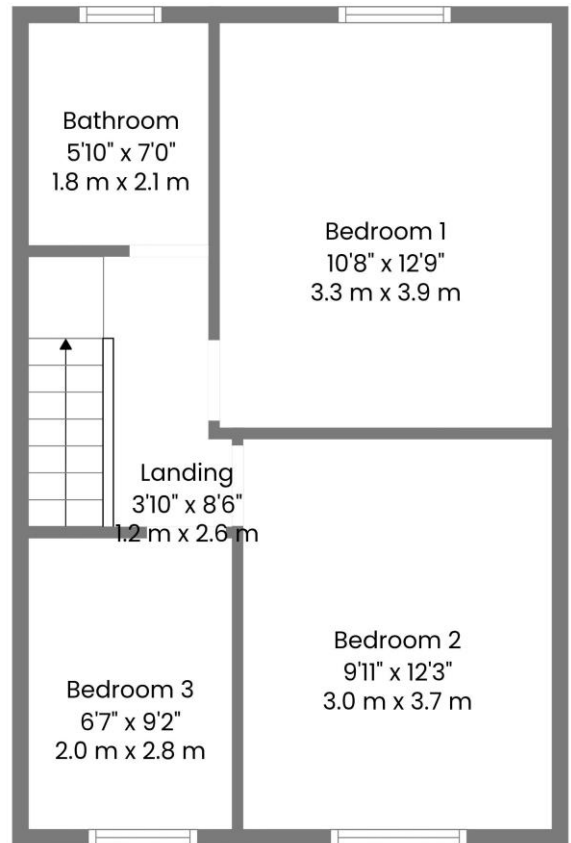
## **Location**

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 1



Floor 2

**TOTAL: 864 sq. ft, 81 m2**

FLOOR 1: 437 sq. ft, 41 m2, FLOOR 2: 427 sq. ft, 40 m2

EXCLUDED AREAS: WALLS: 87 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.



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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.