



Freshfield Road, Wavertree, Liverpool, L15 5BR

- Fantastic Three Bedroom Mid Terrace Property
- Perfect For Both First Time Buyers & Investors
- Entrance Hall & Bay-Fronted Reception Room
- Three Spacious Bedrooms & Family Bathroom
- Located In The Residential Area Of Wavertree
- Well-Proportioned & Presented Throughout
- Bright Dining Room & Stylish Fitted Kitchen
- Well-Maintained Enclosed Yard To The Rear



£270,000















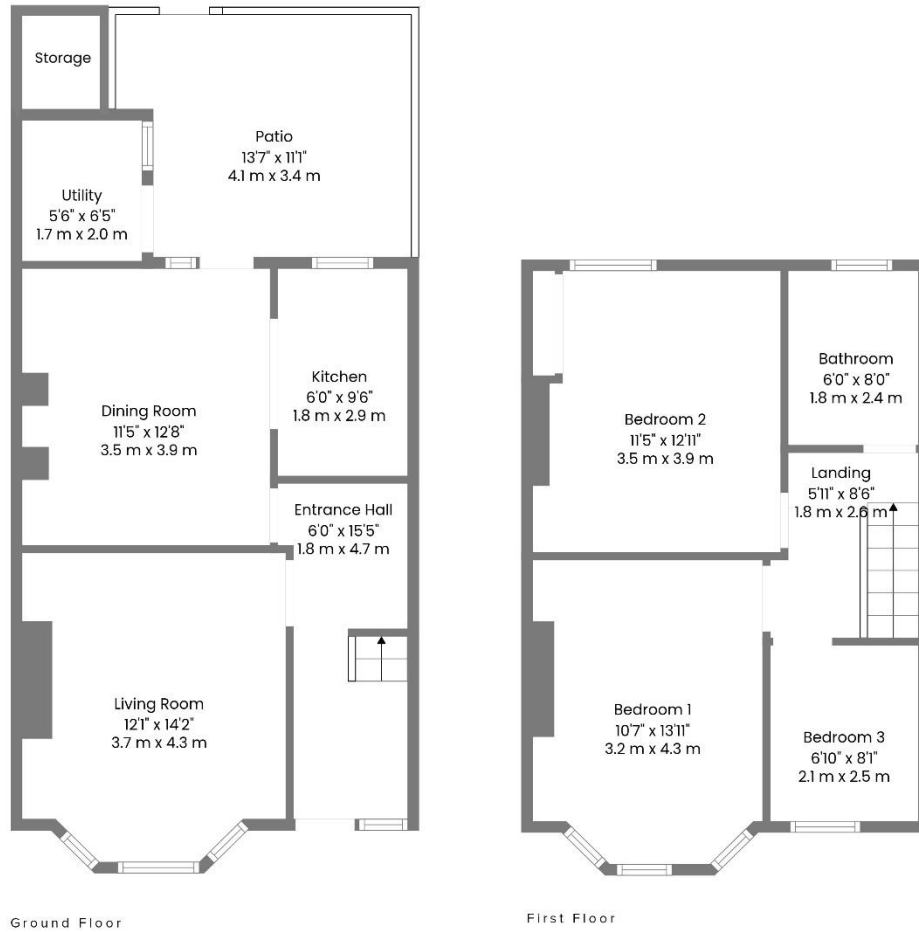
Description

Arriving at the sales market courtesy of appointed agents Move Residential is this fantastic three bedroom mid terrace home, located on Freshfield Road in the popular residential community of Wavertree, L15. Available with no onward chain, this well-proportioned and presented property is certain to appeal to both first time buyers and investors alike. An entrance hall greets you into the property, leading through to a spacious family lounge, which is awash with natural light courtesy of a walk-in bay window, offering a welcoming space to relax and unwind. Following this is a second substantial reception room featuring attractive wood style flooring and a set of French doors to the rear, flowing seamlessly into a modern kitchen, creating a social setting for sharing mealtimes and cooking in company. The kitchen is complete with a range of sleek fitted base and wall units, complementary worktops and a selection of integrated appliances including the hob, oven and dishwasher. Concluding the ground floor is a convenient utility room. Continuing up to the first floor, you will discover two generous double bedrooms and a large single room, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a well-maintained enclosed yard to the rear, offering an ideal spot for al-fresco dining during the warmer months.

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



TOTAL: 955 sq. ft, 89 m2

1st floor: 496 sq. ft, 46 m2, 2nd floor: 459 sq. ft, 43 m2

EXCLUDED AREAS: PATIO: 139 sq. ft, 13 m2, WALLS: 96 sq. ft, 9 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		89 B
69-80	C		
55-68	D	62 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.