



## 50 Wavertree Nook Road, Wavertree Gardens, Liverpool, L15 7LJ

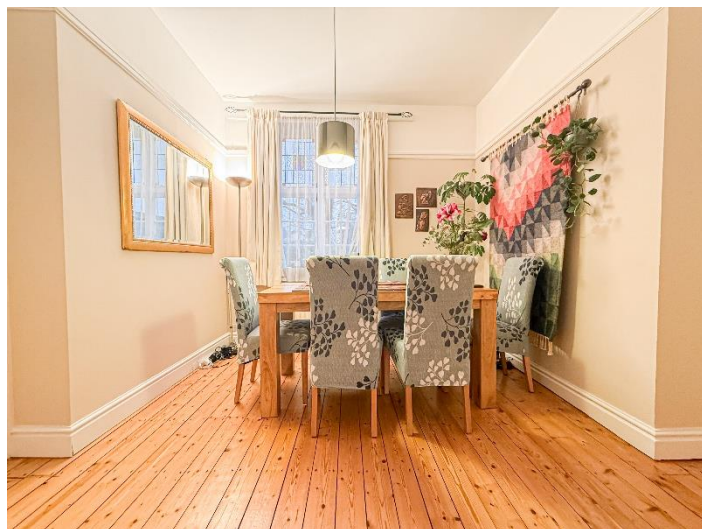
- Delightful Four Bedroom Semi Detached Property
- Located In Desirable Wavertree Gardens Suburb
- Generously Proportioned with a Beautiful layout
- Spacious & Well Presented Throughout
- Contemporary Fitted Kitchen & Downstairs WC
- Bright & Substantial Double Bedrooms
- Contemporary Three-Piece Bathroom Suite
- Delightful Front and Rear Garden Space



£450,000















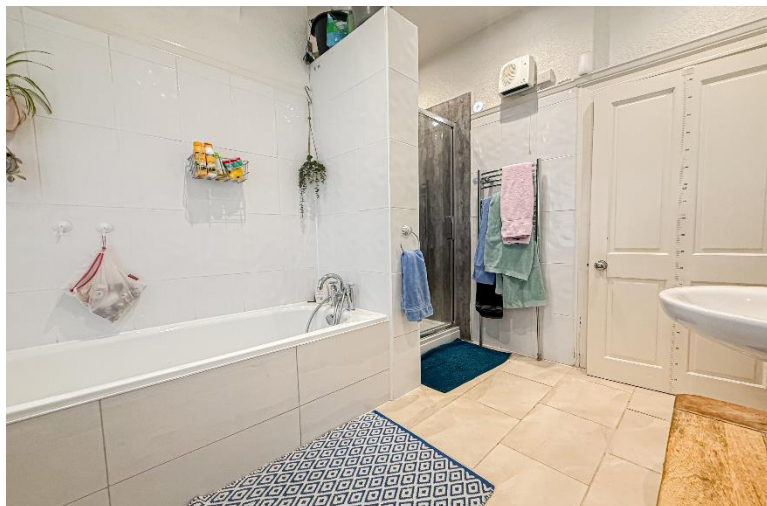


















## **Description**

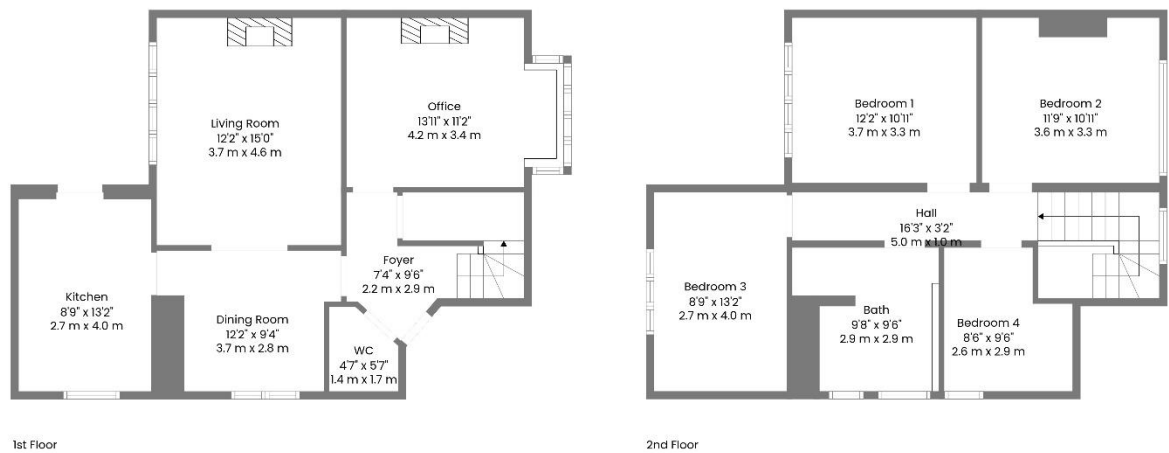
Nestled in the highly desirable Wavertree Gardens Suburbs, this beautifully presented four-bedroom semi-detached home offers generous proportions, flexible living space, and a modern layout perfectly suited to today's family lifestyle. The ground floor opens with a bright, welcoming hallway leading to a convenient WC. To the front of the property, the dining room provides an inviting space for family gatherings, while the adjoining kitchen offers excellent worktop space and the direct garden access. At the heart of the home, the impressive living room enjoys abundant natural light, creating a warm and relaxing environment. Completing the ground floor is a versatile additional room ideal as a home office, playroom, or second reception space to suit your needs. Upstairs, a long, naturally lit landing leads to four well-proportioned bedrooms, each offering comfortable and practical accommodation for a growing family. The contemporary family bathroom is centrally located and finished to a high standard. Externally, the property sits on a generous plot with both front and rear gardens, providing valuable outdoor space for entertaining, gardening, or play. With its spacious rooms, adaptable layout, and sought-after location close to excellent schools, shops, and commuter routes, this superb home represents an exceptional opportunity to settle in one of South Liverpool's most prestigious residential neighbourhoods.

Early viewing is strongly recommended.

## **Location**

Primarily made up of semi-detached and detached houses, Wavertree Garden Suburb has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award-winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Domesday book and still home to the only remaining medieval church in Liverpool, Childwall and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

Floor Plan



**TOTAL: 1343 sq. ft, 125 m2**  
1st floor: 689 sq. ft, 64 m2, 2nd floor: 654 sq. ft, 61 m2  
**EXCLUDED AREAS: LOW CEILING: 16 sq. ft, 1 m2, OPEN TO BELOW: 13 sq. ft, 1 m2, WALLS: 121 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## **EPC**

Awaiting Image

## **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.