



Queens Drive, Wavertree, Liverpool, L15 7ND

- Four Bedroom Extended Semi Detached Family Home
- Through Family Lounge & Diner / Inviting Sitting Room
- Four Generously Sized & Well Presented Bedrooms
- Neatly Manicure Expansive Rear Garden
- Recently Renovated Throughout to Excellent Standard
- Modern Fitted Kitchen with Integrated Appliances
- En Suite to Master / Family Bathroom / Downstairs WC
- Popular Residential Location



Offers in Excess of £325,000

































Description

Standing proudly on Queens Drive in the popular area of Wavertree, L15, is this stunning four bedroom extended semi detached property, arriving proudly at the sales market courtesy of Move Residential. The property has recently undergone an extensive renovation throughout, now offering impeccable specifications and generous proportions, providing the perfect future residence for a very lucky buyer. The property is comprised of; an entrance hallway, an expansive bay fronted through family lounge and diner, an additional sitting room, a modern kitchen diner complete with a range of wall and base units, integrated appliances and plentiful work surface space, completing the ground floor is a convenient downstairs WC. The tour of the home continues to impress as you ascend to the first floor, where you will find the master bedroom which benefits from an private en suite shower room, two further generously sized double bedrooms and a well proportioned single bedroom. Each room is finished to an impeccable standard with plush carpeting throughout and receiving plenty of natural light. Providing the finishing touches to the interior of this substantial home is the luxurious family bathroom, consisting of a contemporary four piece suite with a freestanding plunge bathtub and walk in shower cubicle with complimentary ceramics to the walls and floors, giving the space a spa, like feel. Externally, to the front of the property, a smartly brick paved driveway provides off road parking for several vehicles, whilst to the rear elevation there is a neatly manicured laid to lawn garden with a patio area, perfect for outdoor entertaining. Further benefits to the property include double glazing, insulation, a newly fitted roof and gas central heating throughout.

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.

Porch -

Double glazed French door to front aspect.

Entrance Hall -13' 8" x 6' 10" (4.16m x 2.08m)

Single glazed door to front aspect, radiator.

WC -

Double glazed window to front aspect, WC, wash hand basin, radiator, storage, gas central heater boiler, tiled floor and splash backs.

Family Room -

Double glazed window to side aspect, radiator, TV point.

Lounge / Dining Room - 30' 2" x 11' 6" (9.19m x 3.50m)

Double glazed bay window to front aspect, double glazed French doors to rear aspect, TV point, x2 radiators.

Kitchen / Diner - 11' 1" x 15' 2" (3.38m x 4.62m)

Double glazed window and french doors to rear aspect, fitted kitchen, wall and base units, work surfaces, one and a half bowl sink drainer, ceramic hob, electric oven, integrated fridge freezer, dishwasher, washing machine and microwave, cooker hood and tiled splash.

Landing -

Doors to all rooms, access to loft.

Master Bedroom - 19' 1" x 6' 10" (5.81m x 2.08m)

Carpeted, double glazed window to front.

En Suite to Master -

Shower cubicle, double glazed window to rear, WC, wash hand basin, fully tiled and extractor fan.

Bedroom Two - 14' 9" x 11' 6" (4.49m x 3.50m)

Double glazed bay window to front aspect, TV point and radiator.

Bedroom Three - 14' 7" x 11' 3" (4.44m x 3.43m)

Double glazed window to rear, radiator.

Bedroom Four - 9' 2" x 7' 11" (2.79m x 2.41m)

x2 double glazed windows to rear, bath with mixer tap and shower head, WC, wash hand basin, extractor fan, fully tiled, radiator.

Garden -

Flagged patio, laid to lawn garden.

Front External -

Block paved driveway to front.

Energy Performance Certificate



Queens Drive, Wavertree, LIVERPOOL, L15

Dwelling type: Semi-detached house
Date of assessment: 29 January 2016
Date of certificate: 29 January 2016

Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 114 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

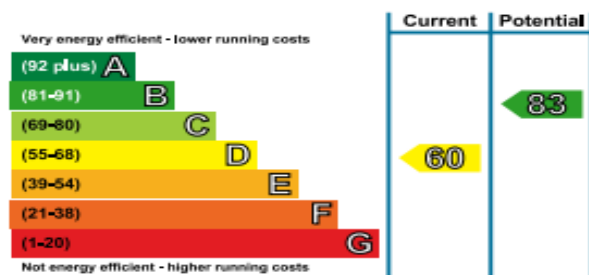
Estimated energy costs of dwelling for 3 years:	£ 3,597
Over 3 years you could save	£ 1,404

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	<p>You could save £ 1,404 over 3 years</p>
Heating	£ 3,075 over 3 years	£ 1,776 over 3 years	
Hot Water	£ 321 over 3 years	£ 216 over 3 years	
Totals	£ 3,597	£ 2,193	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 123
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,020
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 153

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.