



## Macdonald Street, Wavertree, Liverpool, L15 1EL

- Two Bedroom Mid Terraced Property
- Bright Through Lounge/Dining Room
- Good Sized Fitted Kitchen with Access to the Rear
- Externally Comprises an Enclosed Yard

- Situated in the Popular Student Area of Wavertree, L15
- Well Presented with Neutral Decor Throughout
- Two Doubles and a Three Piece Family Bathroom
- Viewings for this Property are Recommended



£65,000



## **Description -**

Brought to you by Move Residential is this well presented two bedroom mid terraced property on MacDonald Street, Wavertree, L15. This bright and airy property greets you with a welcoming porch and entrance hall that leads to two spacious reception rooms. As you continue through this accommodation, you have a a good sized fitted kitchen that benefits from a range of wall and base units and space for appliances. As you ascend to the first floor, you have two generously sized bedrooms with a three piece family bathroom. Externally this property benefits from an enclosed yard to the rear. Overall this property is perfect for investors looking for a property in a popular student area. Viewings for this accommodation are sought after and recommended.

## **Location -**

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 also 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, Allerton Road and Picton Road provide a wide variety of pubs, bars, eateries, libraries and shops, including a large Asda Supermarket, Tesco express and also Sainsbury's. Schools nearby include the historic Blue Coat School and King David High School, with Childwall Sports & Science Academy and several highly rated primary school just a short distance away. 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.

### **Vestibule Entrance -**

**Lounge** -13' 1" x 11' 6" (3.98m x 3.51m)

Bay window to front aspect, feature fireplace with marble inset and raised hearth, coved ceiling, laminate flooring, radiator, open archway to:

**Dining Room** -11' 5" x 10' 4" (3.49m x 3.15m)

Stairs to first floor, under stairs area, laminate flooring, radiator, door to:

**Kitchen** - 8' 5" x 6' 2" (2.56m x 1.87m)

Range of wall and base units with work surfaces, stainless steel sink unit with mixer tap, integral oven, hob and cooker hood, wall mounted central heating boiler, door to paved yard

### **First Floor Landing -**

**Bedroom One** - 11' 6" x 11' 2" (3.51m x 3.41m)

Window to front aspect, laminate flooring, radiator

**Bedroom Two** - 10' 3" x 8' 8" (3.13m x 2.65m)

Window to rear aspect, laminate flooring, radiator, door to:

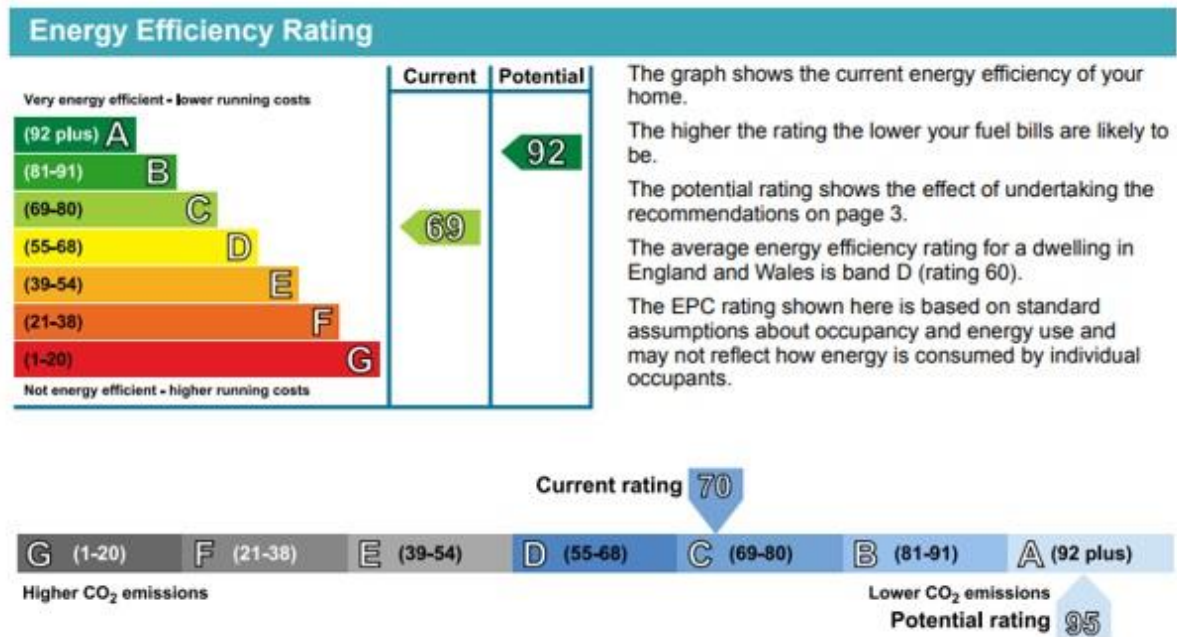
**Bathroom** - 8' 4" x 6' 2" (2.54m x 1.88m)

Modern suite comprising panelled bath with shower over, pedestal wash basin with mixer tap, low level WC, tiled walls, ceramic tiled floor, radiator

### **Exterior -**

Paved yard to rear with storage shed

## EPC Summary –



### 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.