



Wellington Avenue, Wavertree, L15 0EH

- Two Bedroom Mid Terrace Property
- Two Reception Rooms & Fitted Kitchen
- Family Bathroom
- Close to Local Amenities
- Popular Residential Location
- Generously Sized Bedrooms
- Enclosed Yard to the Rear
- Double Glazing & Gas Central Heating

Description -

Move Residential is pleased to offer for sale this two bedroom mid terrace property, located on Wellington Avenue in the popular residential area of Wavertree, L15. The property is in need of some cosmetic updating throughout and offers an abundance of potential for a buy to let investor or first time buyer looking for a property that they can put their own personal stamp on. In brief, the property comprises; a welcoming entrance hallway, a bay fronted lounge, a secondary reception ideal for dining, a kitchen, two double bedrooms and a family bathroom. Externally, there is an enclosed courtyard to the rear elevation. Further benefits to the property include double glazing and gas central heating throughout.

Offers in Excess of £125,000,

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.

Lounge -15' 5" x 11' 11" (4.70m x 3.63m)

Dining Room -13' 2" x 12' 10" (4.01m x 3.91m)

Kitchen -9' 0" x 7' 10" (2.74m x 2.39m)

Landing -

Bedroom One - 13' 7" x 9' 8" (4.14m x 2.94m)

Bedroom Two - 10' 2" x 15' 6" (3.10m x 4.72m)

Bathroom - 9' 7" x 7' 9" (2.92m x 2.36m)

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.