



Tiverton Street, Wavertree, L15 4LR

- Lovely Three Bedroom Terrace Property
- Generous & Well Presented Throughout
- Two Double Bedrooms & Single Room
- Well Maintained Enclosed Rear Yard
- Located in Residential Area of Wavertree
- Entrance Hall, Lounge & Fitted Kitchen
- Modern Three-Piece Family Bathroom
- Ideal Purchase for First Time Buyers



£150,000



The logo for 'move residential' features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with 'residential' in a smaller font below it.













Description

This lovely three bedroom mid terrace home located on Tiverton Street in the popular residential area of Wavertree, L15, has arrived at the sales market courtesy of appointed agents Move Residential. Offering generously proportioned and well-presented accommodation throughout, this is an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the inviting entrance hall, you are led into a spacious through lounge which accommodates both a sitting area and formal dining area, presenting a versatile sociable family space. Enjoying a large bay window to the front and french doors to the rear, this room is flooded with natural light. This is followed by a modern kitchen, complete with a range of stylish fitted base and wall units, complementary wood style worktops providing plentiful surface space, and sleek integrated appliances. Ascending to the first floor, you will find two substantial double bedrooms and a well-proportioned single room, all finished to a good standard, and completing the interior of this home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a smartly flagged enclosed courtyard to the rear, which provides the ideal spot for enjoying the sun in the warmer months.

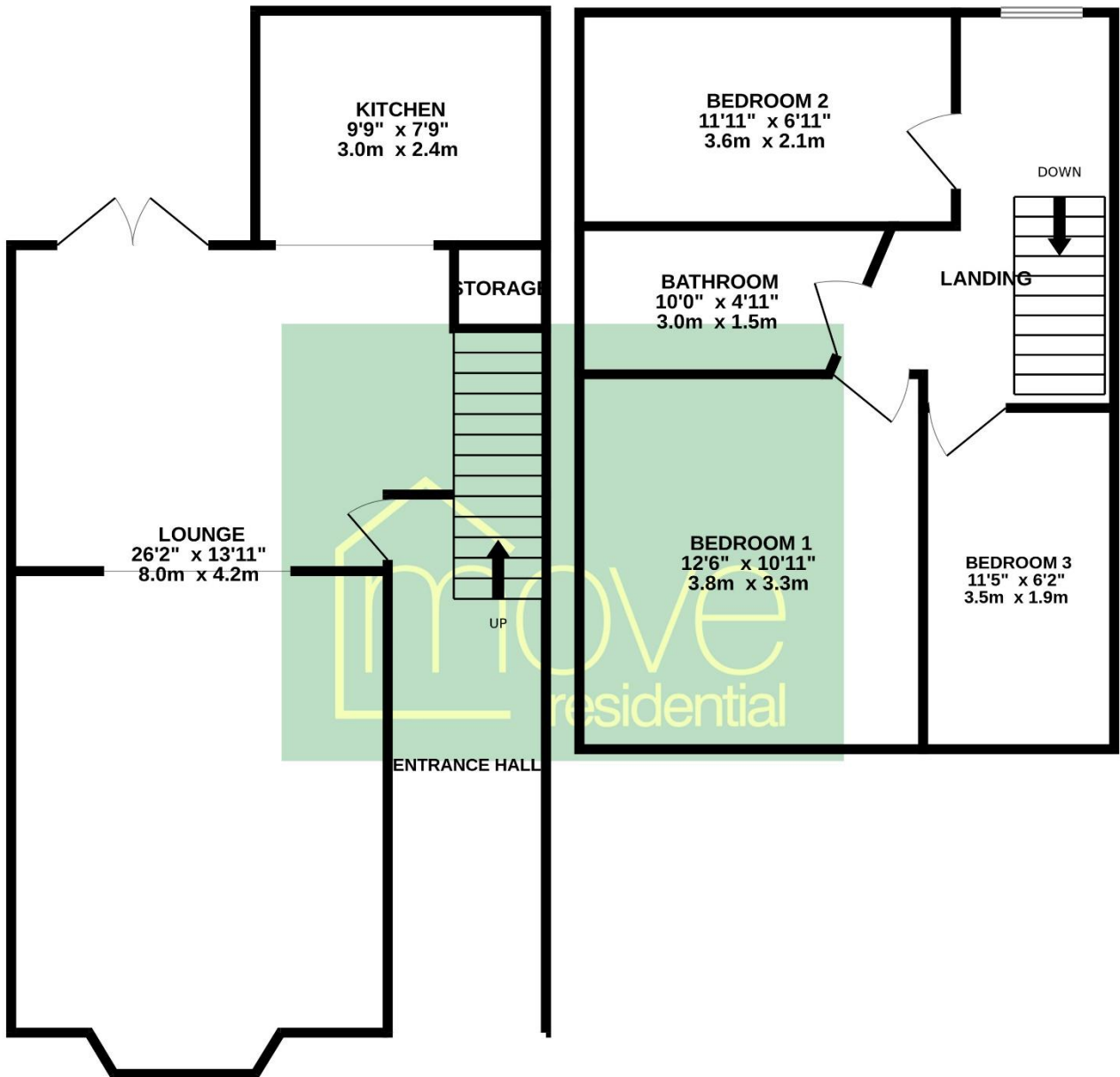
Location

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

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2024

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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.