



11 Wellington Fields

Wavertree, Liverpool, L15 0EL

Offers over £350,000



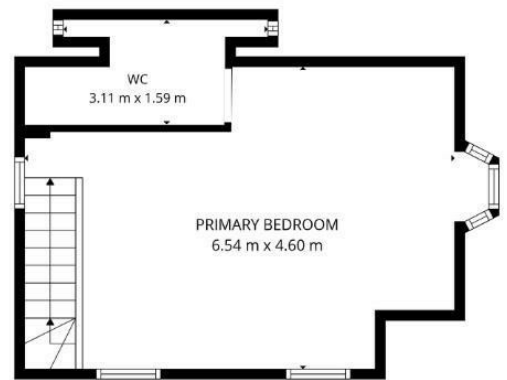
11 Wellington Fields

Wavertree, Liverpool, L15 0EL

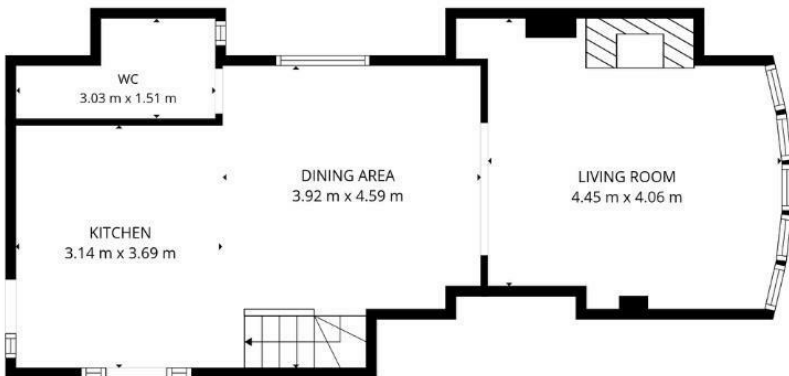
Offers over £350,000



1st floor



2nd floor



Ground floor

TOTAL: 108 m2

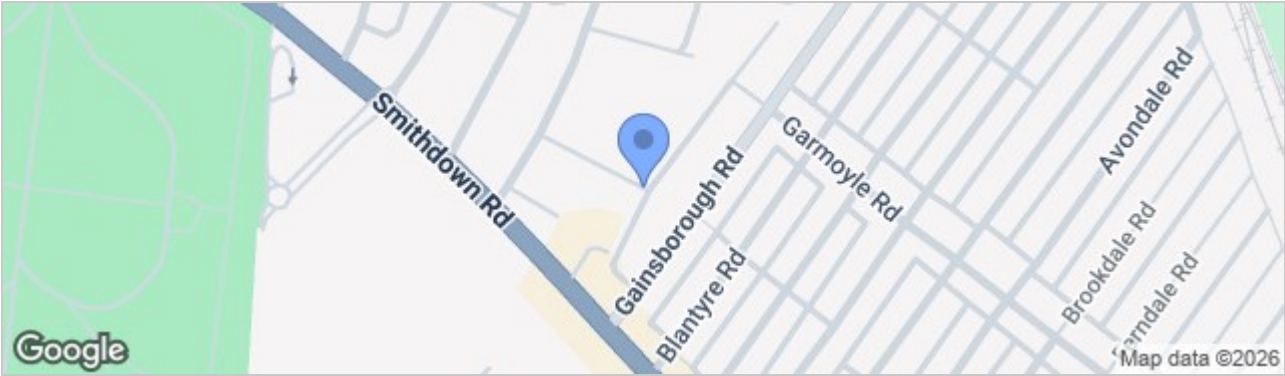
Ground floor: 51 m2, 1st floor: 29 m2, 2nd floor: 28 m2

EXCLUDED AREAS: BALCONY: 23 m2, LOW CEILING: 3 m2, BAY WINDOW: 1 m2,
WALLS: 14 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



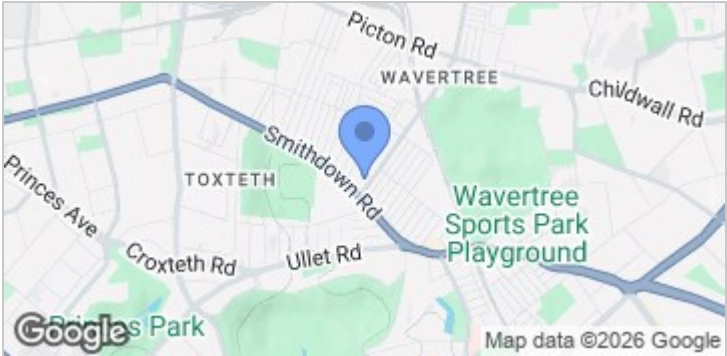
Road Map



Hybrid Map



Terrain Map



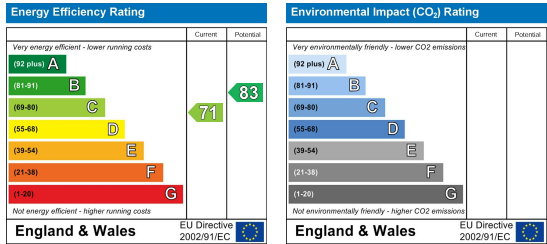
- **SUPERBLY PRESENTED THROUGHOUT**
- **LOCATED IN A HIDDEN OASIS ON WELLINGTON FIELDS**
- **DETACHED RESIDENCE**
- **TWO DOUBLE BEDEROOMS & TWO BATHROOMS**
- **SPACIOUS OPEN PLAN KITCHEN & DINING ROOM**
- **UTLITY ROOM & DOWNSTAIRS CLOAKS**
- **SECLUDED REAR GARDEN**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **LARGE BALCONY OFF FIRST FLOOR BEDROOM**
- **CHECK STAMP DUTY CALCULATOR FOR AFFORDABILITY**

Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk