



40 Grant Avenue

Wavertree, Liverpool, L15 5AY

Offers over **£350,000**



Nestled in the charming neighbourhood of Wavertree, Liverpool, this delightful end-terrace Victorian family home on Grant Avenue offers a perfect blend of character and modern living. With an array of original features, this property exudes charm and warmth, making it an inviting space for families and individuals alike.

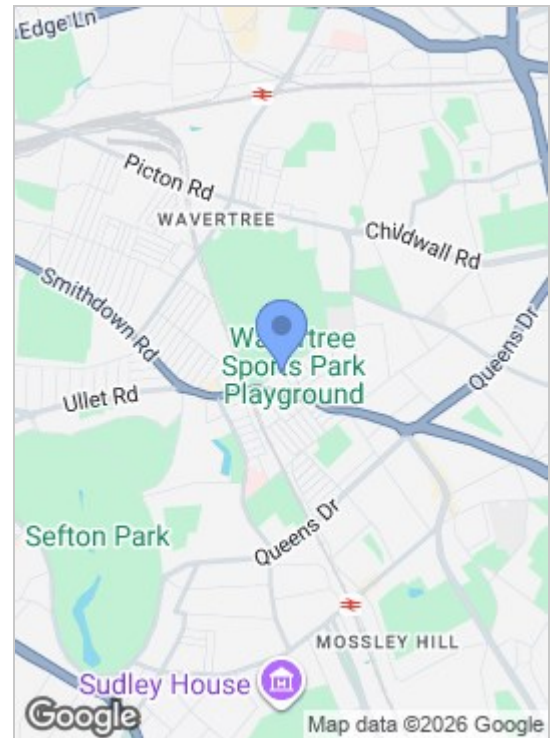
The house boasts two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The open-plan kitchen is a standout feature, providing a contemporary space that encourages family interaction and culinary creativity. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private sanctuary.

The property also includes two bathrooms, ensuring convenience for busy households. The location is particularly appealing, as it is within walking distance to Sefton Park, a beautiful green space perfect for leisurely strolls, picnics, and outdoor activities. Additionally, the area is served by excellent local schools, making it an ideal choice for families seeking quality education for their children.

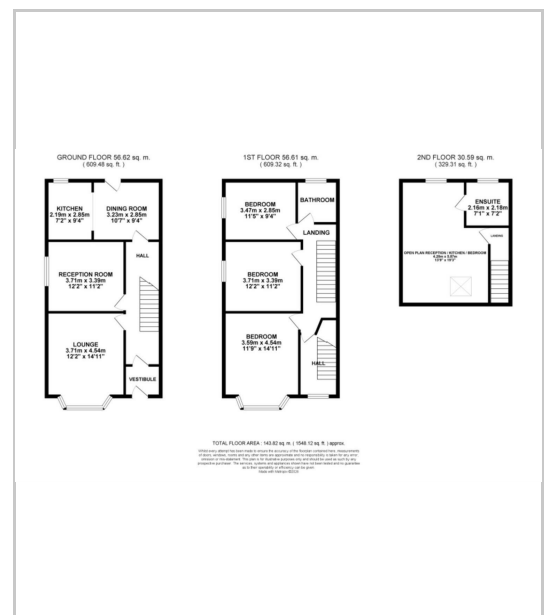
This Victorian gem is not just a house; it is a home filled with character and potential, waiting for its new owners to create lasting memories. If you are looking for a property that combines historical charm with modern amenities in a vibrant community, this home on Grant Avenue is certainly worth considering.



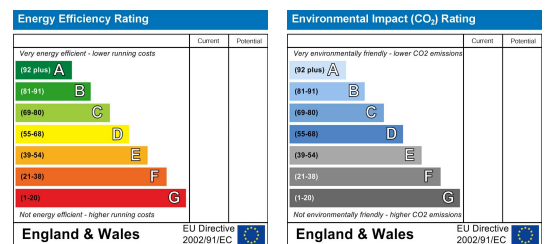
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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