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Kempton Road,
Wavertree,
Liverpool,
L15 1HF



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A well-presented and generously proportioned mid-terraced property located on Kempton Road in the popular L15 area of Liverpool. Ideally positioned within easy reach of a wide range of local amenities, the property also benefits from excellent transport links providing convenient access to Liverpool City Centre and surrounding areas.

A well-presented and generously proportioned mid-terraced property located on Kempton Road in the popular L15 area of Liverpool. Ideally positioned within easy reach of a wide range of local amenities, the property also benefits from excellent transport links providing convenient access to Liverpool City Centre and surrounding areas.

The property is ideally situated in the heart of Wavertree, with a wide range of local amenities within easy walking distance, including shops, supermarkets, cafés, and well-regarded schools. The nearby areas of Allerton and Wavertree Village provide additional dining, retail, and leisure options.

Excellent green and recreational spaces are close by, including Wavertree Sports Park and Wavertree Botanic Gardens, offering open parkland, sports facilities, and pleasant walking routes just a short distance from the property.

Internally, the accommodation briefly comprises an entrance vestibule leading into a welcoming hallway. There are two spacious reception rooms, including a bright front lounge with a feature bay window allowing for an abundance of natural light. To the rear is a separate dining room, ideal for family living or entertaining guests. The property further benefits from a modern fitted kitchen with ample storage and workspace.

To the first floor, there are two well-proportioned bedrooms. The master bedroom is located to the front of the property and is particularly spacious, offering flexibility for use as a large double or potential reconfiguration if desired. The second bedroom is a good-sized single. A contemporary family bathroom completes the accommodation.

Externally, the property features a low-maintenance front garden with on-street parking available. To the rear is a private enclosed yard, providing a pleasant outdoor seating area.

This attractive home is ideally suited to first-time buyers, families, or investors. Early viewing is highly recommended to fully appreciate the space, location, and potential on offer.

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PORCH

HALLWAY

With access to both the reception rooms and stairs to first floor.

LOUNGE

13' 2" x 12' 1" (4.03m x 3.70m)

A spacious and airy reception room featuring contemporary decor and high-quality finishes.

Natural Light: Large uPVC double-glazed window to the front aspect, creating a bright and open feel.

Comfort: Centrally positioned radiator for efficient heating.

Design: Attractive feature wall and modern wood-effect flooring throughout

DINING ROOM

12' 1" x 12' 0" (3.70m x 3.66m)

A versatile, multi-functional living space featuring neutral decor and wood-effect flooring throughout.

Natural Light: Large uPVC double-glazed window, ensuring a bright atmosphere.

Comfort: Wall-mounted radiator provides efficient heating to the room.

Space & Layout: The room's generous proportions comfortably accommodate a family dining set and a dedicated home office workstation, A traditional built-in cupboard nestled within the alcove, preserving the home's historic charm while offering storage.

FITTED KITCHEN

8' 10" x 8' 3" (2.71m x 2.52m)

A modern and functional kitchen featuring a range of grey wall and base units with contrasting wood-effect work surfaces and classic white subway tiled splashbacks.

Appliances: Equipped with an integrated double oven and a four-ring gas hob with an overhead extractor fan

Natural Light & Access: Includes a uPVC double-glazed window to the rear and a double-glazed door providing direct access to the garden

Storage: Benefitting from a dedicated understairs storage area, ideal for use as a pantry or for housing household utilities.

Finishes: Complete with a stainless steel sink and drainer unit, and practical tiled flooring.

UPSTAIRS

Approached from a balustraded central landing are two bedrooms and the family bathroom

BEDROOM ONE

15' 6" x 11' 1" (4.74m x 3.38m)

The room is flooded with natural light from two large double-glazed windows, creating a warm and inviting atmosphere throughout the day while ensuring excellent thermal efficiency and quiet.

Period Character: A stunning original cast-iron fireplace serves as the room's characterful centerpiece, adding a touch of timeless nostalgia and charm.

Exceptional Storage: Features a massive bespoke sliding-door wardrobe with high-gloss and mirrored finishes, providing an abundance of storage while enhancing the room's sense of space.

Versatile Layout: The generous proportions easily accommodate a king-sized bed with ample additional space for a vanity, reading nook, or chest of drawers.

BEDROOM TWO

12' 7" x 10' 6" (3.85m x 3.22m)

A charming and well-proportioned room, currently styled as a nursery, featuring neutral decor and soft grey flooring.

Period Features: The room boasts an attractive original cast iron fireplace, serving as a beautiful decorative focal point that adds historic character.

Natural Light: A large uPVC double-glazed window lets in plenty of natural light, offering a bright and airy feel.

Comfort: A wall-mounted radiator is positioned to ensure the room remains cozy and warm.

Storage & Layout: The space is thoughtfully arranged with built-in shelving in the alcove and ample room for various furniture configurations.

BATHROOM

A modern three-piece suite featuring a panelled bath with an overhead shower and curtain rail, a pedestal wash hand basin, and a low-level WC.

Heating & Comfort: Equipped with a contemporary wall-mounted towel rail for added luxury and warmth.

Storage & Utilities: Includes a practical airing cupboard which houses the gas boiler, providing additional storage for linens and towels.

Natural Light: A uPVC double-glazed window with frosted glass ensures privacy while allowing for plenty of natural light.

Finishes: The room is finished with stylish, full-height wall tiling

OUTSIDE

A private and low-maintenance outdoor space, thoughtfully designed for relaxation and entertaining.

Features: The yard boasts a raised slabbed patio area, providing a sturdy and level surface for outdoor seating and alfresco dining

Privacy & Access: Enclosed by a combination of painted brick walling, the yard further benefits from a rear gate providing convenient pedestrian access.

Finishes: The area features bright, whitewashed walls to enhance the sense of light and space, with additional room for decorative potted plants.

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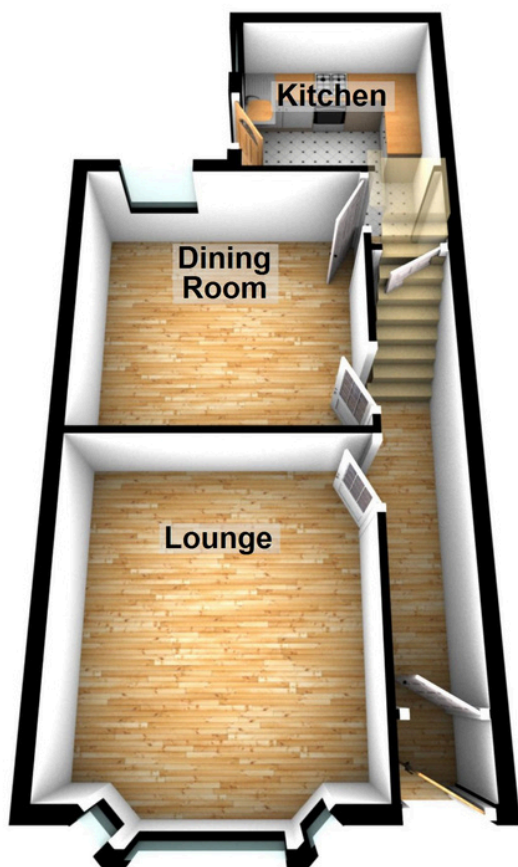
INVESTOR PERSPECTIVE

From an investor perspective, this property is situated in the consistently popular L15 rental market, which benefits from strong and sustained tenant demand due to its proximity to Liverpool city centre, universities, and major transport links. The area attracts a broad tenant profile including young professionals, students, and small families, supporting low void periods and reliable rental performance. With two reception rooms and two well-proportioned bedrooms, the property offers flexible accommodation that lends itself well to either a standard family let or professional occupancy, subject to requirements. Properties in this location typically achieve healthy yields depending on condition and presentation, with modernised homes particularly appealing to the rental market. Overall, this represents a solid, low-risk investment opportunity in an established and well-connected residential area with proven long-term rental desirability.

OWNER OCCUPIER

From an owner-occupier perspective, this property offers a well-balanced and versatile home in the ever-popular L15 area of Liverpool, ideally suited to first-time buyers, couples, or small families. The location provides excellent convenience for local amenities including shops, cafés, supermarkets, and reputable schools, while also benefiting from strong transport links into Liverpool city centre and surrounding areas

Ground Floor



First Floor



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DISCLOSURE OF PERSONAL INTEREST (ESTATE AGENTS ACT 1979)

In accordance with the Estate Agents Act 1979, we hereby declare that the seller of this property is a relative of a member of staff within the selling agency. This relationship is disclosed to ensure transparency and in accordance with our statutory obligations. All negotiations will be conducted in an open and fair manner, and full market comparisons have been undertaken to ensure the property is marketed at an appropriate value. Prospective purchasers are advised that this connection does not affect the advice or services provided, and all parties are encouraged to carry out their own independent investigations, surveys, and legal checks prior to exchange of contracts.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Liverpool City Council
Band A

Flood Risk

Surface & River, very low

Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

Thinking of Selling?
For a free valuation of your property with no obligation contact Shepherd & White on
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