



The Old Boxing Club, Wesley Place,
Wavertree L15 8JB

FOR SALE Upon instructions of joint
receivers

A unique three-bedroom residential property
arranged over two floors, extending to
approximately 1,551 sq. ft

CONTACTS

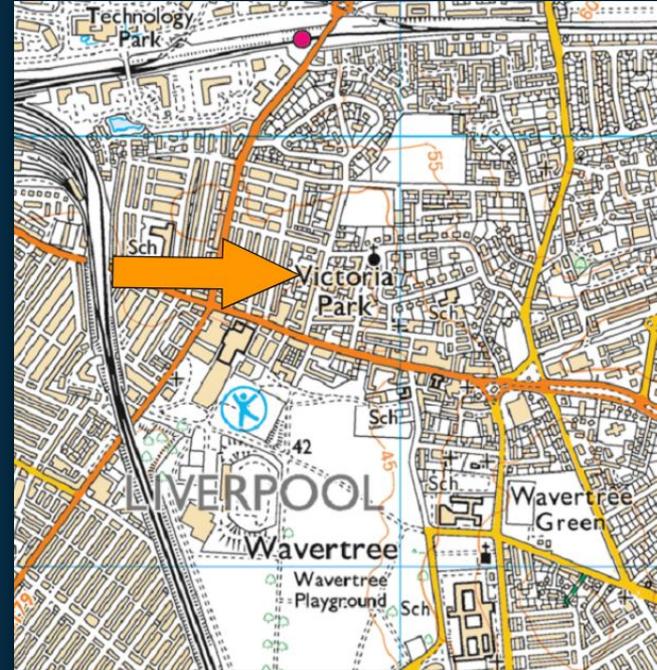
Colman Bernard

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KEY CONSIDERATIONS

- Unique, modern three-bedroom dwelling arranged over two floors.
- Refurbishment opportunity, ideal for a purchaser to put their own stamp on it.
- Approx. 1,551 sq ft of accommodation.
- Situated within the Wavertree Village Conservation Area.
- Popular residential location approximately 2.5 miles east of Liverpool City Centre.
- Wavertree Technology Park railway station within walking distance.
- Close to local amenities including shops, cafés and recreational facilities.
- Vacant possession.



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LOCATION

The property is located in Wavertree, a popular residential area approximately 2.5 miles east of Liverpool City Centre. Wavertree provides a range of amenities, with a range of local shops, public houses and cafés along High Street. Liverpool Aquatics Centre and sports park is located nearby and there is a Tesco Express within a ten minute walk from the property. In addition, there are a number of local schools within the vicinity making it an ideal location for a unique family home.

The surrounding area is predominantly residential, with the property being located within the “Wavertree Village” conservation area. Wesley Place is a quiet location with a number of large, attractive Georgian houses.

Wavertree Technology Park railway station is situated approximately 630 metres to the north of the Property. From here there are direct services to Liverpool Lime Street (7 mins), Wigan North Western (41 mins) and Manchester Piccadilly (58 mins). The location is therefore ideal for commuters or a family home.

DESCRIPTION

A modern three-bedroom residential dwelling arranged over two floors. The site was a former boxing club that was demolished and a new home was constructed.

The property offers an open-plan kitchen and living area at ground floor level which features floor to ceiling windows looking out over an atrium style patio area at lower ground level. There are three double en-suite bedrooms arranged to the lower ground floor, all benefiting from floor to ceiling patio doors leading out to the patio area.

The upper floor is finished to a reasonable standard whilst the lower ground floor requires some improvement works. The property presents an opportunity for refurbishment and is an ideal for a purchaser to put their own stamp on a very unique property.

Externally, there is a driveway with electric gates and a garden to the side.

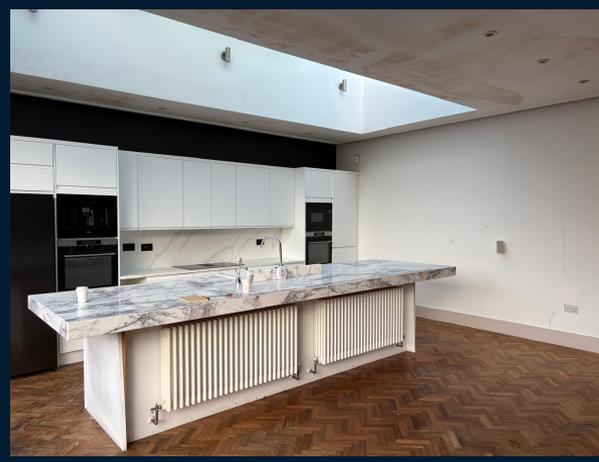


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TENURE INFORMATION

The property is held freehold:

- MS185731.



EPC

TBC.

Council Tax Band

B- £1,980.57.

ACCOMMODATIONTotal Gross Area 144.1 Sq.m (1,551 sq.ft)**VAT**

All figures quoted are exclusive of VAT.

PRICE

Unconditional offers are invited in the region of £200,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE**Colman Bernard**

Graduate Surveyor

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