



40 Grant Avenue

Wavertree, Liverpool, L15 5AY

Offers over £330,000



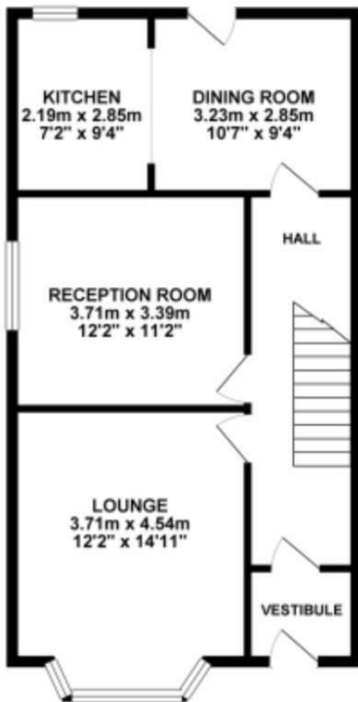
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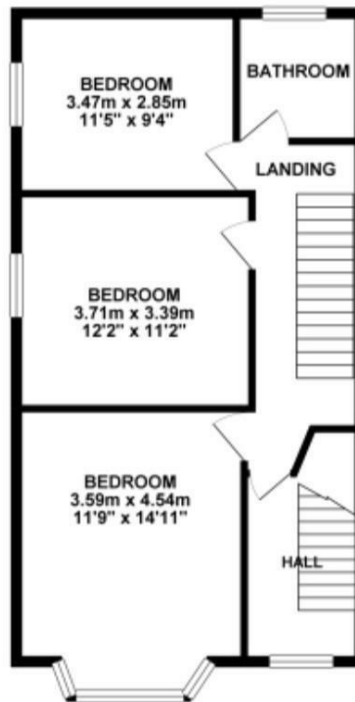
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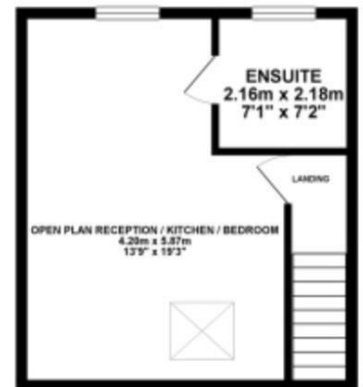
GROUND FLOOR 56.62 sq. m.
(609.48 sq. ft.)



1ST FLOOR 56.61 sq. m.
(609.32 sq. ft.)



2ND FLOOR 30.59 sq. m.
(329.31 sq. ft.)

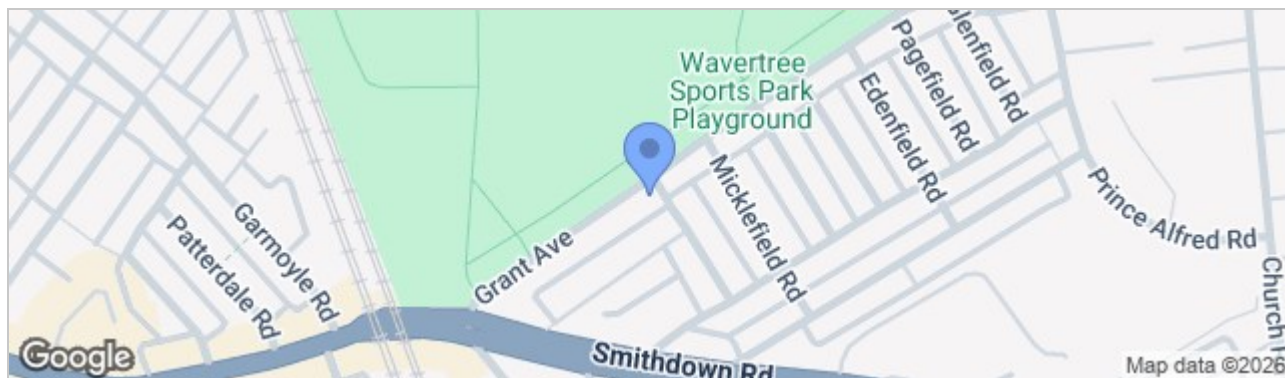


TOTAL FLOOR AREA : 143.82 sq. m. (1548.12 sq. ft.) approx.

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.
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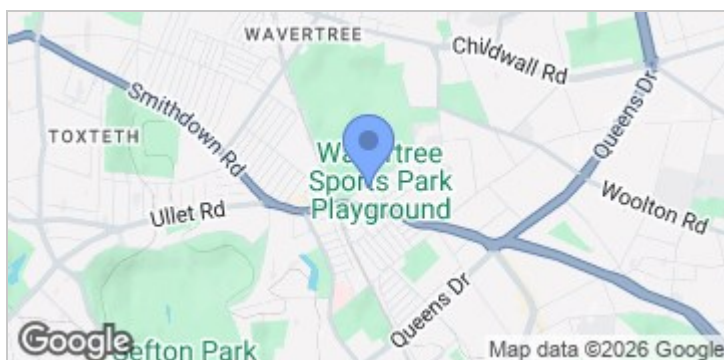
Road Map



Hybrid Map



Terrain Map



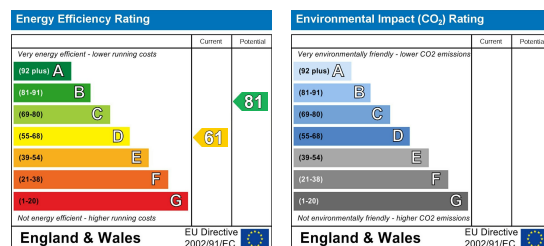
- **WELL PRESENTED THROUGHOUT**
- **HIGHLY SOUGHT AFTER L15 LOCATION**
- **FOUR BEDROOMS INCLUDING SELF CONTAINED SPACE ON SECOND FLOOR**
- **AN ARRAY OF ORIGINAL FEATURES**
- **OPEN PLAN KITCHEN & DINING ROOM**
- **EXCELLENT LOCAL SCHOOLS**
- **WALKING DISTANCE TO SEFTON & GREENBANK PARKS**
- **CHECK STAMP DUTY CALCULATOR FOR AFFORDABILITY**
- **BRAND NEW ROOF INSTALLED IN 2025**
- **FULLY RENOVATED TO THE EXTERIOR IN 2025**

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

Energy Efficiency Graph



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