

## Greenside Avenue, Wavertree, L15



For Sale - £350,000 Offers in Excess of

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Contemporary Fitted Kitchen with Integrated Appliances
- Two Spacious Reception Rooms, Each Featuring a Character Fireplace
- Bright and Airy Sun Room with French Doors Opening Onto a Beautifully Maintained, Generous Rear Garden with a Paved Patio Area
- Four Well-Proportioned Bedrooms
- Modern Family Bathroom with Both a Bath and Separate Shower
- Private Driveway Providing Off-Road Parking for Two Cars
- Situated in the Highly Sought-After Wavertree L15 Location

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 124 square metres / 1,332 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

### Description

Offered to the market by Atlas Estate Agents, this impressive four-bedroom semi-detached home enjoys a prime position on the ever-popular Greenside Avenue in the heart of Wavertree, L15. Beautifully presented throughout and offering generous accommodation arranged over two floors, this exceptional property is perfectly suited to growing families seeking both space and style.

Upon entering, you are welcomed by two spacious reception rooms, each enhanced by an attractive character fireplace, creating warm and inviting spaces ideal for both relaxing and entertaining. To the rear, a bright and airy sun room provides the perfect spot to enjoy views of the beautifully maintained rear garden, with French doors opening onto a generous outdoor space featuring a paved patio, ideal for al fresco dining and family gatherings.

The contemporary fitted kitchen has been thoughtfully designed with a range of integrated appliances, combining practicality with modern elegance to create a superb heart of the home.

The first floor offers four well-proportioned bedrooms, each providing comfortable and versatile accommodation. Completing the interior is a stylish family bathroom, fitted with both a bath and a separate shower to cater effortlessly to the needs of a busy household.

Externally, the property continues to impress with a private driveway providing off-road parking for two vehicles, while the generous rear garden offers an

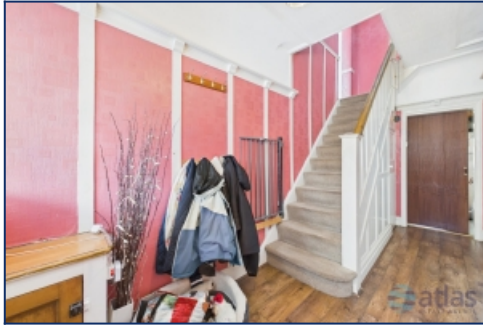
excellent balance of lawn and patio, creating a wonderful setting for outdoor enjoyment.

Situated in one of Wavertree's most sought-after residential locations, this fantastic home benefits from excellent local amenities, well-regarded schools, beautiful green spaces and superb transport links, making it an outstanding opportunity for families and professionals alike.

## Additional Images



Bathroom



Hallway



Reception Room One



Reception Room One



Reception Room One



Reception Room Two



Reception Room Two



Kitchen



Kitchen



Kitchen



Sunroom



Sunroom



Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Garden



Garden



Garden



Garden



Aerial View Of Property



Aerial View Of Plot

## Floor Plans



Fax: 0151 727 4943

## Mossley Hill, Liverpool, L18 1LN

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.