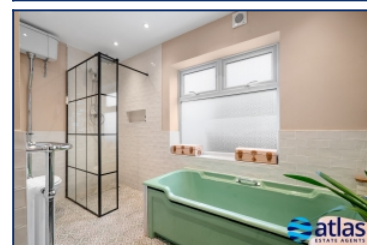


Nook Rise, Wavertree, L15



For Sale - £390,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Set Back from the Road with a Large Driveway and Attractive Front Garden
- Contemporary Hallway with an Enclosed Utility Room and Downstairs Wc
- Welcoming Layout Flowing Naturally Through to the Main Living Space
- Stylish and Modern Kitchen
- Bright Dining Space with Feature Skylights and Garden Access
- Spacious Landing Retaining Original Flooring
- Three Generously Sized Double Bedrooms with a Separate Wc
- Beautiful Garden with Patio, Lawn and Space for Outdoor Seating

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 99 square metres / 1,063 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Induction), Fridge/Freezer, Dishwasher

Description

Brought to the market by Atlas Estate Agents, this attractive semi-detached home on Nook Rise, Wavertree, L15, offers spacious and versatile accommodation arranged over two floors. With three generously sized double bedrooms, two reception rooms and a beautifully presented rear garden, this property provides an excellent opportunity for comfortable family living.

Set back from the road, the property is approached via a large driveway and an attractive front garden, providing a welcoming first impression. Once inside, the contemporary entrance hallway offers access to the main living accommodation, along with the added convenience of an enclosed utility room and downstairs WC.

The property benefits from a welcoming layout, with the accommodation flowing naturally through to the main living spaces. The stylish and modern kitchen provides a practical yet attractive setting for everyday cooking, while the bright dining space offers a fantastic area for family meals and entertaining. Feature skylights fill the room with natural light, while doors provide direct access to the rear garden, creating a lovely connection between the indoor and outdoor spaces.

To the first floor, a spacious landing retains attractive original flooring and leads to three generously sized double bedrooms. Each bedroom offers excellent

proportions, making the accommodation particularly well suited to families. A separate WC is also conveniently positioned on this floor.

Externally, the property continues to impress with a beautiful rear garden featuring a combination of patio and lawn, together with ample space for outdoor seating. Whether enjoying a morning coffee, entertaining guests or relaxing during the warmer months, the garden provides a versatile extension of the living space.

Offering generous proportions, a modern interior, useful utility facilities and attractive gardens, this well-presented semi-detached home on Nook Rise is an excellent opportunity for those looking for a spacious family property in Wavertree.

Additional Images



Bedroom One



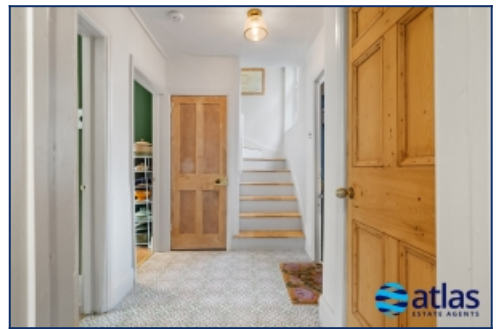
Front Elevation



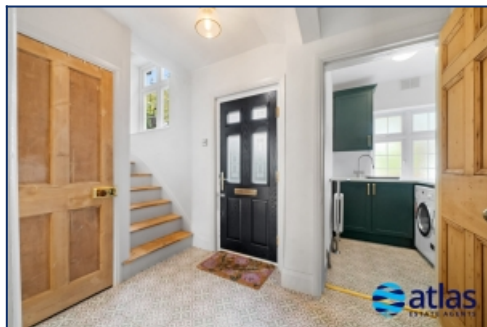
Aerial Front Elevation



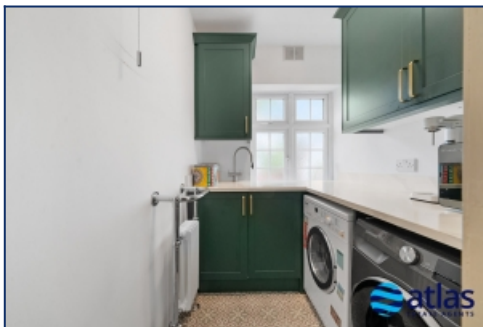
Front Elevation (night Shot)



Hallway



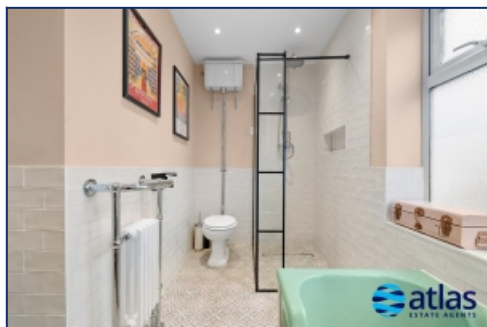
Hallway



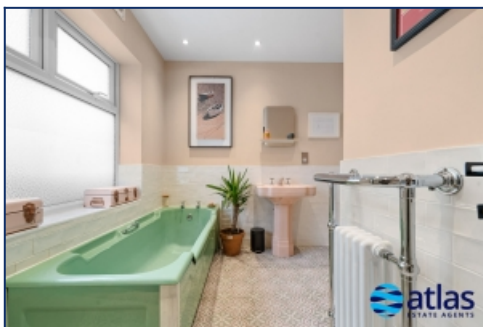
Utility Room



Bathroom



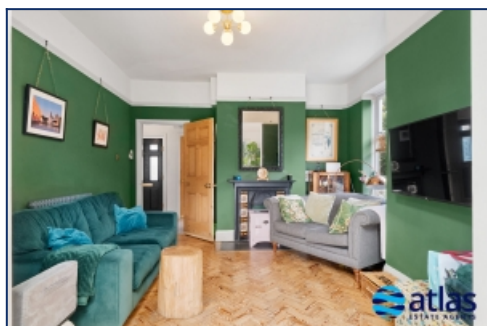
Bathroom



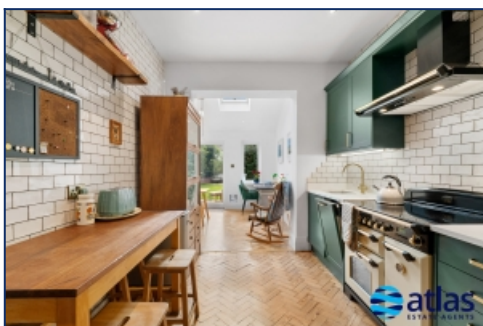
Bathroom



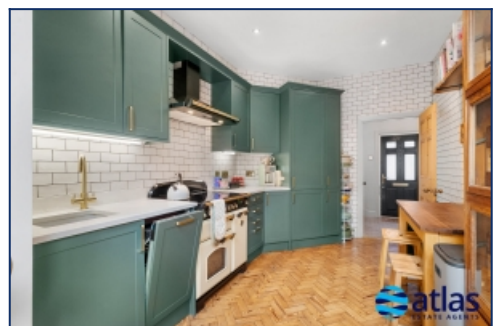
Living Space



Living Space



Kitchen



Kitchen



Kitchen



Dining Space



Dining Space



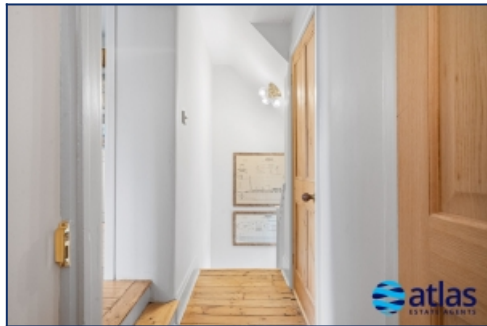
Dining Space



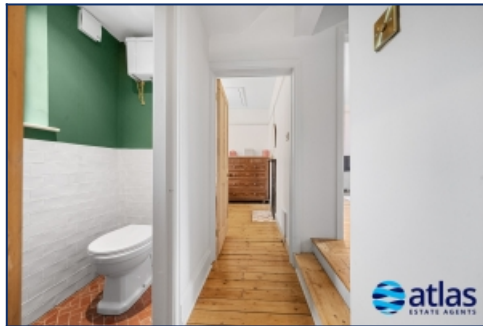
Dining Space



Dining Space



Landing



Landing



Bedroom One



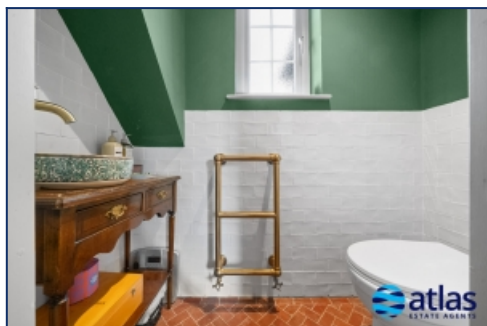
Bedroom Two



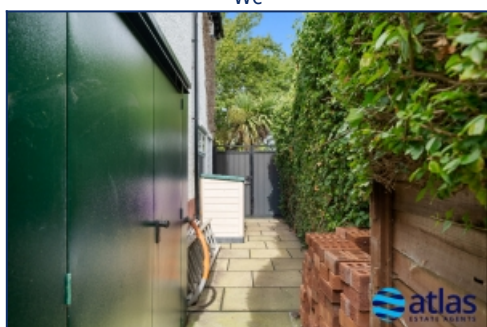
Bedroom Two



Bedroom Three



Wc



Aerial Rear Elevation Boundary

Aerial View Boundry

Ground Floor

Approximate total area**

98.8 m²
1064 sq ft

Reduced footprint

91 m²
1 172

Bedroom
3.41 x 3.64 m
11'2" x 11'11"

Bedroom
3.87 x 3.53 m
12'8" x 11'7"

Bedroom
2.85 x 3.36 m
9'2" x 11'0"

Hallway
1.03 x 1.02 m
3'4" x 3'3"

WC
1.87 x 0.89 m
6'1" x 2'11"

Living Room
2.88 x 4.00 m
9'5" x 13'2"

Dining Room
5.53 x 2.50 m
18'1" x 8'0"

Kitchen
2.74 x 3.81 m
9'1" x 12'6"

Utility Room
5.73 x 0.91 m
18'6" x 3'0"

Bathroom
5.67 x 0.81 m
18'6" x 2'6"

Landing
1.96 x 0.92 m
6'5" x 3'0"

North Arrow
N
E
W
S

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.