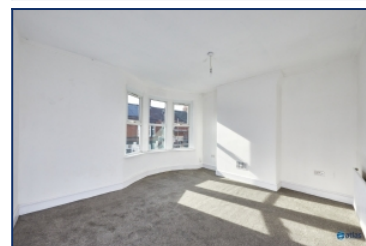


## Westdale Road, Wavertree, L15



## For Sale - £170,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Generously Sized Open-plan Reception Rooms
- Fitted Kitchen with Ample Storage and Workspace
- Two Spacious Double Bedrooms
- Flexible Third Bedroom, Perfect for a Home Office or Guest Room
- Contemporary Bathroom with a Bath and Overhead Shower
- Low-maintenance Rear Yard, Perfect for Outdoor Relaxation
- Sought-after Location in the Desirable Wavertree L15 Area
- Conveniently Within Walking Distance of Wavertree Technology Park

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 815 square feet / 76 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this charming terraced house on Westdale Road, Wavertree, offers a wonderful opportunity to secure a delightful family home in the highly sought-after L15 area. Boasting accommodation arranged over two floors, the property welcomes you with generously sized, open-plan reception rooms that provide a versatile and inviting living space for both relaxing and entertaining.

The fitted kitchen is thoughtfully designed with ample storage and workspace, making it a practical and pleasant area for meal preparation. Upstairs, you will find two spacious double bedrooms, alongside a flexible third bedroom which is ideal as a home office, guest room, or nursery — catering perfectly to modern living needs.

A contemporary bathroom completes the accommodation, featuring a bath with an overhead shower, blending style and functionality. Outside, a low-maintenance rear yard offers a peaceful spot for outdoor relaxation, ideal for unwinding after a busy day.

With no onward chain, this property promises a straightforward purchase process. Situated within easy walking distance of Wavertree Technology Park, it benefits from excellent local amenities and transport links, making it an ideal choice for professionals and families alike. Don't miss the chance to make this lovely home your own.

Additional Images



Hallway



Lounge



Reception Room



Reception Room



Kitchen



Landing



Bedroom



Bedroom



Bedroom



Yard



Yard

Floor Plans



---

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.