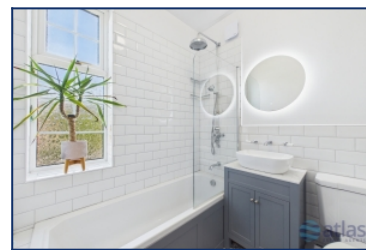
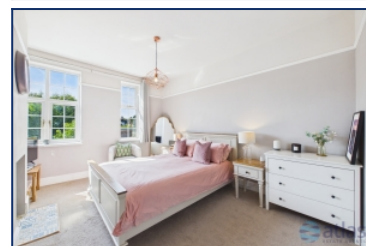


## Wavertree Nook Road, Childwall, L15



## For Sale - £475,000 Offers in the Region of

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Beautifully Presented Front Garden with Private Driveway
- Bright and Welcoming Entrance Hallway
- Spacious Front Reception Room with Bay Window
- Rear Reception Room with Feature Fireplace
- Bright Sunroom with Access to the Rear Garden
- Kitchen Is Fitted with a Belfast Sink, Smeg Range Cooker and Integrated Appliances.
- Hallway Leading to Downstairs Wc and Garden Access
- Three First-Floor Bedrooms and a Modern Family Bathroom
- Further Top-Floor Bedroom with Feature Skylights
- Delightful Garden with Separate Garage and Outbuilding

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 165 square metres / 1,775 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Gas), Fridge/Freezer, Washing Machine

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached home on Wavertree Nook Road, L15, offers generous and versatile accommodation arranged over three floors.

The property opens with an attractive front garden and private driveway, leading into a bright and welcoming entrance hallway. To the front is a spacious reception room featuring a charming bay window, while the rear reception room benefits from a feature fireplace, creating a warm and inviting space.

A bright sunroom provides a lovely connection to the rear garden, while the modern separate kitchen is fitted with a Belfast sink smeg range cooker and integrated appliances. The hallway also provides access to a convenient downstairs WC and the garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The accommodation continues to the top floor, where a further bedroom enjoys feature skylights, offering a bright and versatile additional space.

Externally, the property boasts a delightful large rear garden, complemented by a separate garage and useful outbuilding. With its spacious accommodation, attractive gardens and desirable Garden Suburb location.

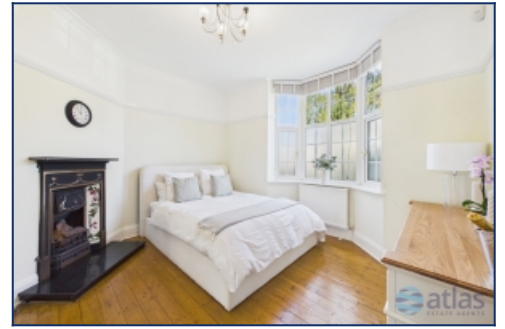
## Additional Images



Rear Elevation & Garden



Hallway



Front Reception Room



Front Reception Room



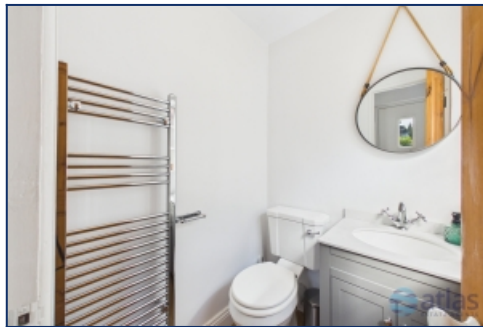
Rear Reception Room



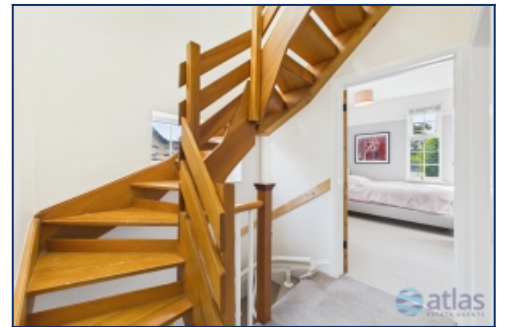
Rear Reception Room



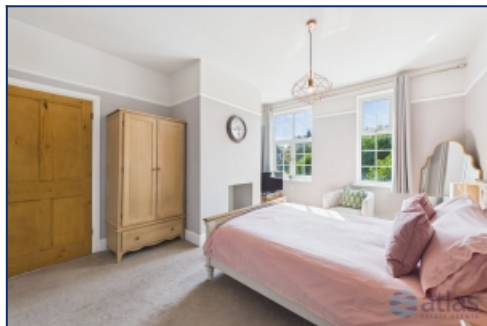
Kitchen



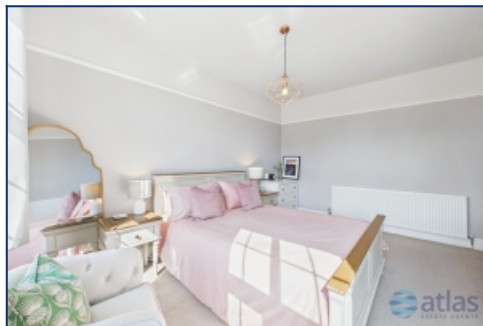
Wc



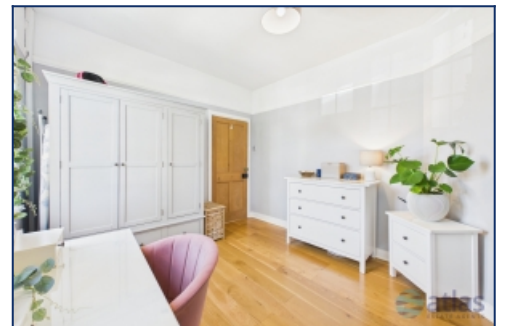
Landing



Bedroom One



Bedroom One



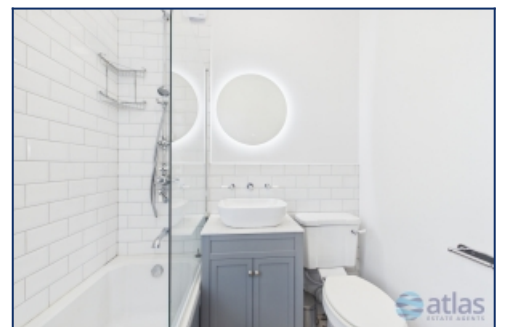
Bedroom Two



Bedroom Two



Bedroom Three

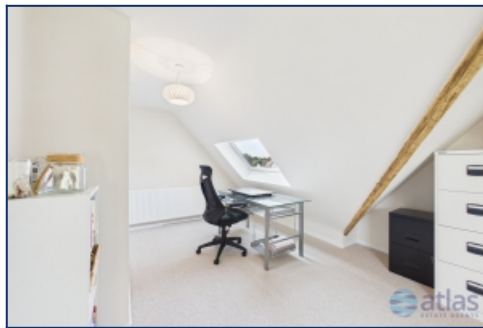


Bathroom





Bedroom Four



Bedroom Four



Bedroom Four



Rear Elevation



Garage & Outbuilding



Garden



Garden



Garden



Garden



Garden



Front Elevation & Driveway



Front Elevation & Driveway



Sunroom



Bedroom Three



Aerial Rear Elevation



Garden



Aerial View Boundry

Floor Plans

