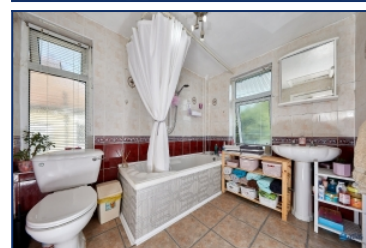
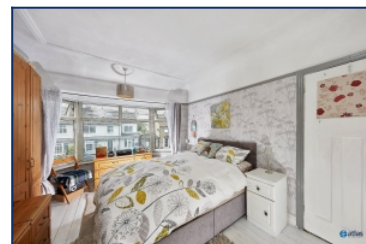


## Moss Pits Lane, Wavertree, L15



**For Sale - £325,000 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Highly Desirable Wavertree L15 Location
- Two Generously Sized Reception Rooms
- Light-Filled, Airy Conservatory
- Modern, Fully Fitted Kitchen
- Convenient Utility Space
- Downstairs W.C.
- Three Well-Proportioned Bedrooms
- Loft Room Accessible Via the Second Bedroom
- Large, Easily Accessible Driveway with Electric Vehicle Charging Point
- Attractive, Well-Maintained Rear Garden

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 1,223 square feet / 114 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house offers a superb opportunity to acquire a family home in the highly desirable Wavertree L15 area. Arranged over three floors, the accommodation is both versatile and thoughtfully laid out, providing ample space for modern living.

The ground floor welcomes you with two generously sized reception rooms, perfect for relaxing with family or entertaining guests, while a light-filled, airy conservatory extends the living space and offers a peaceful spot to enjoy the garden. The modern, fully fitted kitchen is complemented by a convenient utility area and a downstairs W.C., combining practicality with style.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the second bedroom granting access to a versatile loft room – ideal as a home office, guest space, or playroom. A family bathroom completes the first-floor layout.

Externally, the property benefits from a large, easily accessible driveway with an electric car charging port, and an attractive, well-maintained rear garden, providing an inviting space for outdoor activities.



Moss Pits Lane is perfectly positioned in Wavertree, an area renowned for its leafy streets, excellent schools, and a strong sense of community. Residents enjoy convenient access to local shops, cafes, and amenities, as well as excellent transport links into Liverpool city centre and beyond. Nearby green spaces, including Wavertree Playground and the historic Wavertree Botanic Gardens, offer ideal spots for leisure and recreation, making this location particularly appealing to families and professionals alike.

Additional Images



Kitchen



Hallway



Lounge



Reception Room



Conservatory



Kitchen



Utility Room



W.c



Landing



Bedroom



Bedroom



Bedroom

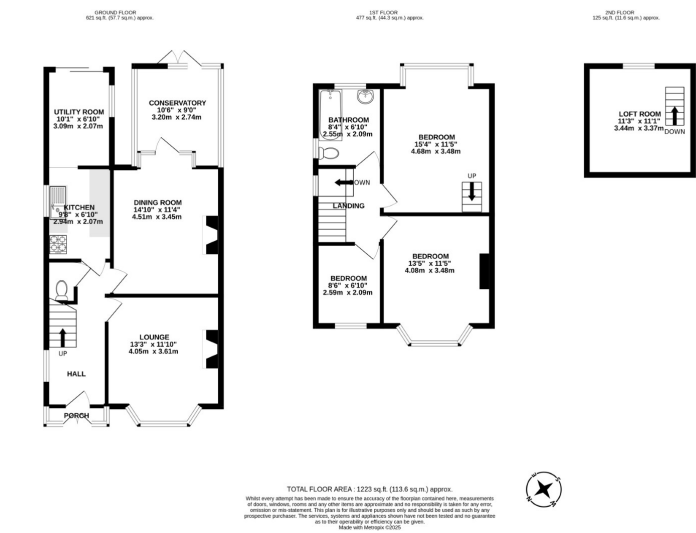


Loft Room



Garden

# Floor Plans



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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.