

## Wavertree Nook Road, Wavertree, L15



**For Sale - £400,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- Stunning Arts and Crafts End-Of-Terrace Property
- Rich in Original Character Features Throughout
- Beautifully Presented Interior with Considered, Stylish Décor
- Sleek Modern Kitchen with High-Quality Integrated Appliances
- Elegant Conservatory with Bi-Fold Doors Opening Onto the Garden
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Contemporary Fitted Bathroom with Quality Fixtures
- Immaculately Landscaped Rear Gardens
- Private Driveway and Garage Providing Ample Parking
- Excellent Transport Links, Moments from Broad Green Station

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 1,035 square feet / 96 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Ground Rent: £5 per annum
- Parking: Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic), Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 24/10/1910 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 23/10/2909 (approx)
- Lease Term Remaining: 883 year(s) (approx)
- Service Charge: None
- Ground Rent: £5 per annum

### Description

An Arts and Crafts Gem in the Heart of Wavertree – Where Period Charm Meets Modern Elegance

Brought to the market by Atlas Estate Agents, this stunning end-of-terrace Arts and Crafts home on the ever-desirable Wavertree Nook Road, L15, is a masterclass in timeless character blended with contemporary design. Nestled within the Wavertree Garden Suburb, the property enjoys a leafy, community-focused setting that's rich in architectural heritage.



Set over two well-appointed floors, the property offers a wealth of beautifully maintained original features, from decorative cornicing to period fireplaces, all complemented by a considered, stylish décor throughout. Upon entering, you're welcomed by two elegant reception rooms - perfect for entertaining or relaxing in refined comfort.

At the heart of the home lies a sleek, modern kitchen, complete with high-quality integrated appliances and a clean, streamlined finish. To the rear, a charming conservatory bathes in natural light, with bi-fold doors that seamlessly open onto the immaculately landscaped rear garden - an ideal space for alfresco dining or quiet morning coffees.

Upstairs, you'll find two generously proportioned double bedrooms and a versatile third bedroom, ideal as a home office, nursery, or guest room. A contemporary fitted bathroom, finished with quality fixtures, adds a luxurious touch to this already impressive residence.

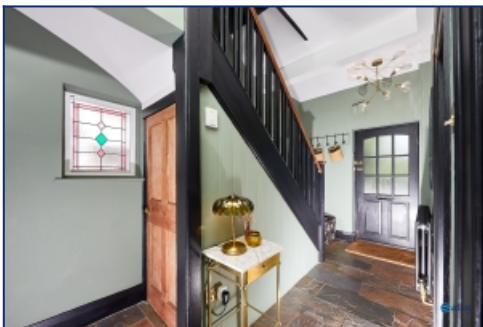
Outside, the property continues to deliver with a private driveway and garage, offering ample off-street parking - a rare find in this sought-after location. With excellent transport links nearby, including Broad Green Station just moments away, and a host of local amenities on your doorstep, this is a home that offers both convenience and character in equal measure.

A truly exceptional opportunity to own a slice of Wavertree Garden Suburb's rich heritage - early viewing is highly recommended.

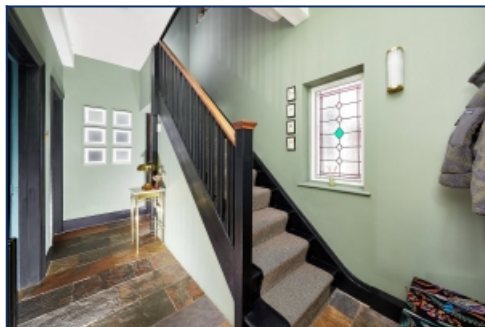
## Additional Images



Conservatory



Hallway



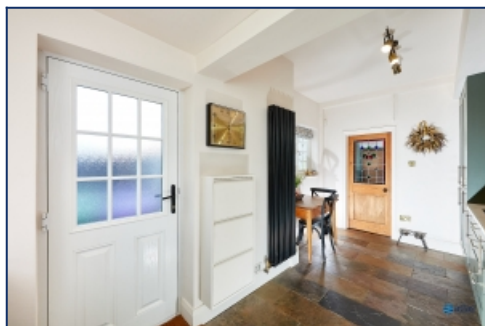
Hallway



Lounge



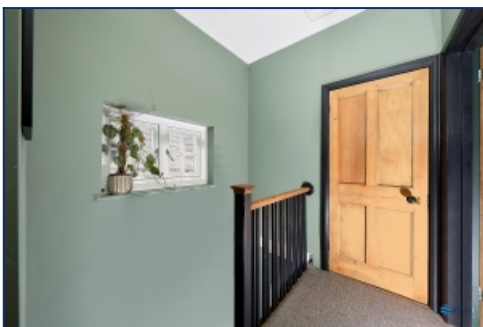
Kitchen



Kitchen



Reception Room



Landing



Bedroom One



Bedroom Two



Bedroom Three



Garden



Garden



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.