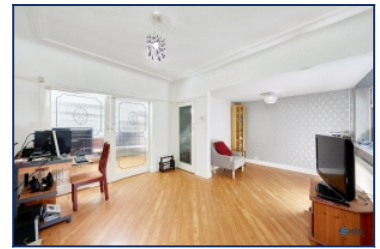


## Mimosa Road, Wavertree, L15



**For Sale - £285,000**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain for a Smooth Sale
- Exciting Potential to Personalise and Improve
- Light-Filled and Spacious Rooms
- Generous Kitchen with Ample Workspace
- Two Well-Proportioned Double Bedrooms
- Versatile Third Bedroom Ideal for Home Office or Dining Room
- Expansive, Well-Maintained Garden
- Private Driveway for Convenient Parking
- Efficient Double Glazing and Gas Central Heating
- Desirable Wavertree L15 Location

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 970 square feet / 90 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

### Description

Charming Three-Bedroom Semi-Detached Home in Wavertree, L15

Atlas Estate Agents are delighted to present this well-appointed three-bedroom semi-detached home, situated on the ever-popular Mimosa Road, Wavertree, L15. Offering spacious and light-filled accommodation arranged over two floors, this property presents an exciting opportunity to personalise and enhance to your own taste.

Stepping inside, you'll find two inviting reception rooms, perfect for both relaxing and entertaining. The generous kitchen provides ample workspace, making it ideal for those who love to cook and gather with family. Upstairs, there are two well-proportioned double bedrooms, along with a versatile third bedroom, perfect for a home office, nursery, or additional dining space. A family bathroom completes the accommodation.

The expansive, well-maintained garden offers plenty of space for outdoor enjoyment, whether it's summer barbecues, gardening, or simply unwinding in the fresh air. A private driveway ensures convenient off-road parking. Benefiting from efficient double glazing and gas central heating, this home is both cosy and energy-efficient.

With no onward chain, this property is available for a smooth and hassle-free sale. Nestled in the heart of Wavertree, a sought-after location with excellent

local amenities, schools, and transport links, this is an excellent opportunity for first-time buyers, families, or investors alike.

Don't miss out - book your viewing today!

Additional Images



Kitchen



Hallway



Lounge



Lounge



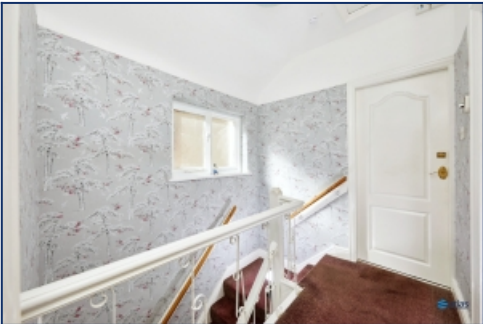
Dining/Reception Room



Dining/Reception Room



Kitchen



Landing



Bedroom Two



Bedroom Three



Bathroom



Garden

Floor Plans





(7) Excluding balconies and terraces

Reduced headrooms  
----- Below 1.5 m/s

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RECS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply

CRAFT 340

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.