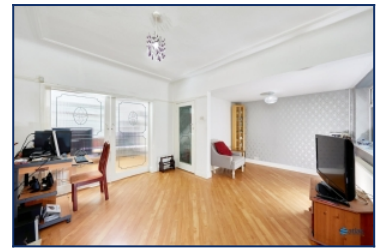


Mimosa Road, Wavertree, L15



For Sale - £300,000 Offers in Excess of

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



Approximate total area²⁵

90.1 m²
950.94 m²

Reduced headro

(7) Excluding balconies and terraces

Reduced headrooms

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

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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.