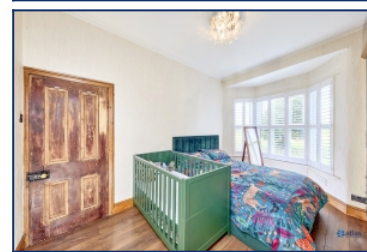


## Grant Avenue, Wavertree, L15



**For Sale - £270,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Retains Beautiful Traditional Features Throughout, Including Picture Rails, Decorative Coving, and Original Hallway Tiling
- Charming Original Gas Fireplace and Solid Wooden Doors
- Bright and Spacious Lounge, Benefiting from a Large Bay Window
- Separate Dining Room, Ideal for Hosting
- Modern Kitchen with a Stylish Exposed Brick Feature Wall
- Two Generous Double Bedrooms, Both with Fitted Wardrobes; Master Bedroom Boasts a Striking Bay Window
- Third Bedroom, Ideal as a Child's Room or Nursery
- Additional Versatile Room, Currently Used as a Home Office
- Stylish Contemporary Bathroom, Featuring Attractive Modern Tiling, a Bathtub, and an Overhead Shower
- Low-maintenance Yard with Established Shrubs and Greenery

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,006 square feet / 93 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Washer Dryer

### Description

Atlas Estate Agents are delighted to present this charming terraced house for sale, nestled in the heart of Wavertree, on the ever-popular Grant Avenue, L15.

Brimming with character and thoughtfully retained traditional features, this stunning property offers spacious and stylish accommodation arranged over two floors. As you step through the original solid wooden front door, you're greeted by an inviting hallway adorned with striking original tiling and decorative coving, setting the tone for the charm that lies within.

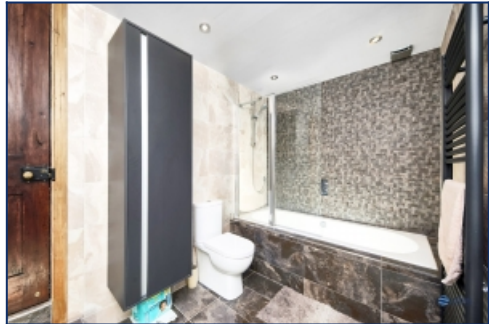
The ground floor comprises two bright reception rooms, with the main lounge benefiting from a large bay window, allowing natural light to flood the room. The lounge retains its original gas fireplace, adding a cosy focal point to this already impressive space. Across the hall, the separate dining room, ideal for entertaining, opens up to the modern kitchen. This beautifully renovated kitchen boasts sleek units and a stylish exposed brick feature wall, offering a blend of contemporary design and timeless appeal.

Upstairs, the first floor hosts three generously sized bedrooms. The master bedroom impresses with another striking bay window, creating a light and airy retreat. Both double bedrooms are equipped with fitted wardrobes, providing ample storage, while the third bedroom serves as the perfect space for a child's room or nursery. Additionally, there's a versatile fourth room, currently being used as a home office, offering flexibility to adapt to your lifestyle. The family bathroom is a contemporary delight, featuring modern tiling, a bathtub, and an overhead shower. The property is equipped with a brand new boiler, ensuring comfort and efficiency year-round.

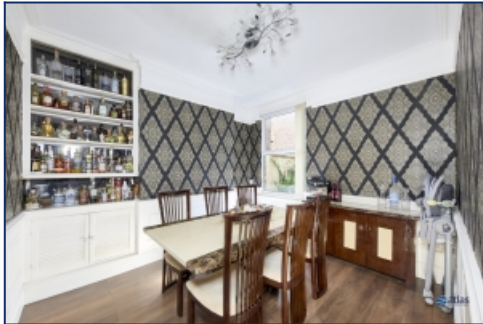
Outside, the low-maintenance yard is bordered with established shrubs and greenery, providing a peaceful outdoor space to relax in.

With its blend of period charm and modern features, this wonderful home on Grant Avenue is sure to appeal to families and professionals alike. Don't miss your chance to view - contact Atlas Estate Agents today to arrange a viewing.

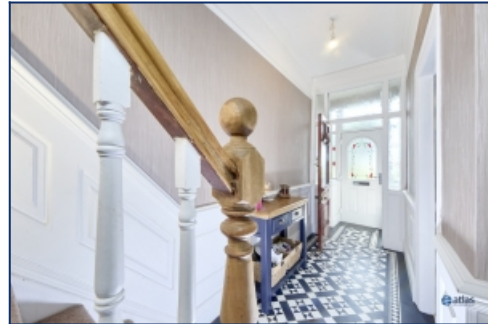
## Additional Images



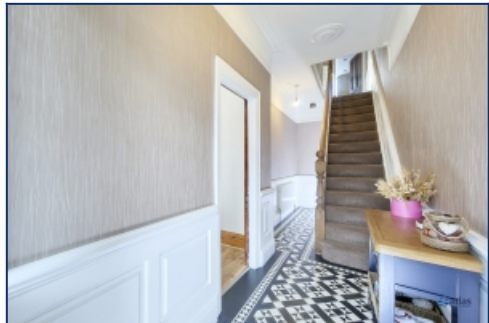
Bathroom



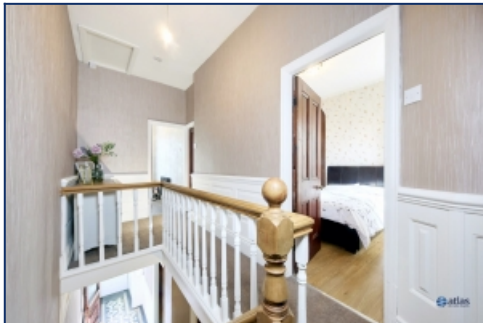
Dining Room



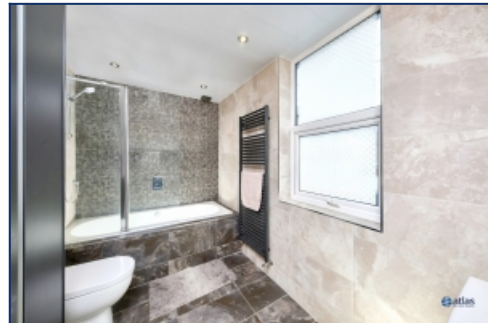
Hallway



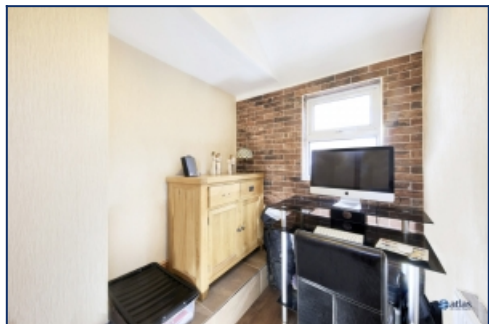
Hallway



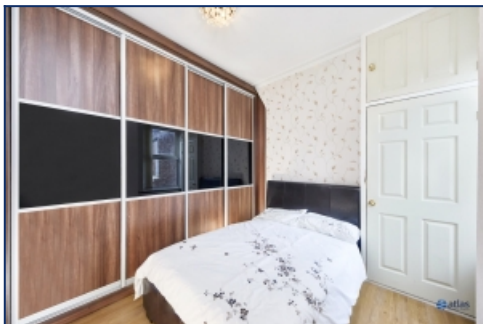
Landing



Bathroom



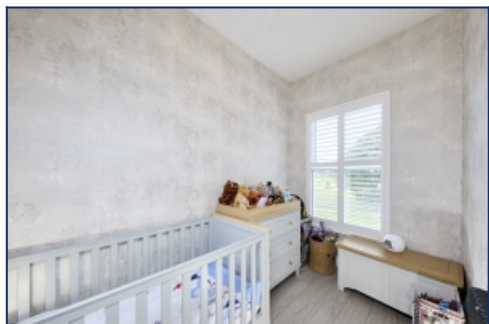
Study



Bedroom Two



Bedroom One



Bedroom Three



Yard



Yard

## Floor Plans

