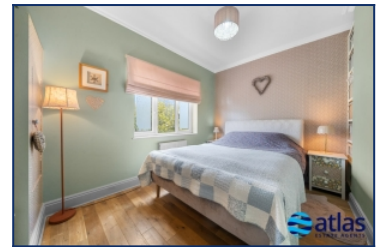


## Nook Rise, Wavertree, L15



For Sale - £325,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: Pending
- A Lovely Three-Bedroom, One-Bathroom Terraced House in Wavertree, Set Back from the Road for a Grand Entrance, Offering Both On-Street and Driveway Parking
- A Bright and Modern Entrance Hallway Leading Upstairs and Through to the Rear of the Property
- Welcoming Living Space to the Left with Large Windows Allowing Plenty of Natural Light and a Feature Log Burner
- Spacious Open-Plan Kitchen and Dining Area with Garden Views, with the Kitchen Benefiting from Underfloor Heating and Patio Doors Opening Onto the Garden, Creating a Light and Airy Feel
- A Well-Maintained Garden with Lush Greenery, Plenty of Natural Light and Designated Seating Areas
- Upstairs Features a Spacious and Bright Landing Providing Access to All Rooms
- Two Double Bedrooms and a Generously Sized Single Bedroom, All Modern and Filled with Natural Light
- A Modern, Well-Presented Bathroom

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 74 square metres / 794 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this charming three-bedroom terraced home is located on Nook Rise, Wavertree, L15, offering stylish accommodation arranged over two floors.

Set back from the road, the property enjoys a sense of arrival, with both on-street and driveway parking available. A bright and modern entrance hallway sets the tone, providing access to the first floor and leading through to the rear of the home.

To the left, a welcoming reception room is bathed in natural light through large windows and features a cosy log burner, creating a warm and inviting space for relaxing or entertaining. To the rear, a spacious open-plan kitchen and dining area enjoys pleasant garden views, with the kitchen benefiting from

underfloor heating and patio doors that open directly onto the garden, enhancing the light and airy feel throughout.

Outside, the well-maintained garden offers lush greenery, generous natural light, and thoughtfully arranged seating areas, ideal for enjoying the outdoors in comfort.

Upstairs, a bright and spacious landing leads to three well-proportioned bedrooms, including two doubles and a generously sized single, all finished in a modern style and filled with natural light. The accommodation is completed by a contemporary, well-presented family bathroom.

## Additional Images



Bathroom



Garden



Front Elevation Of Property



Entrance



Hallway



Living Space



Living Space



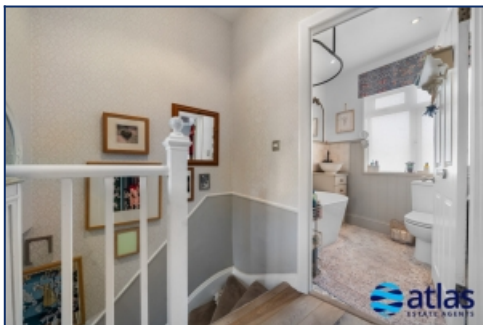
Kitchen/Dining Space



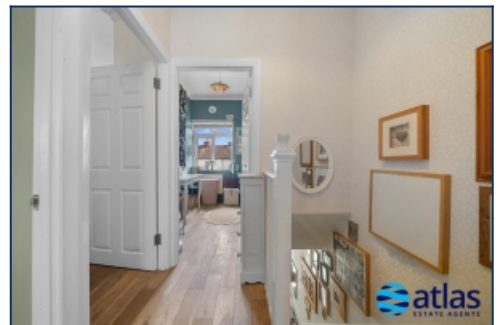
Kitchen/Dining Space



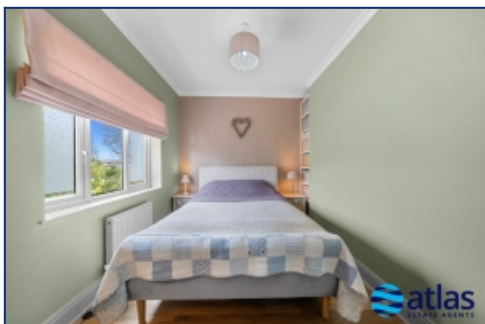
Kitchen/Dining Space



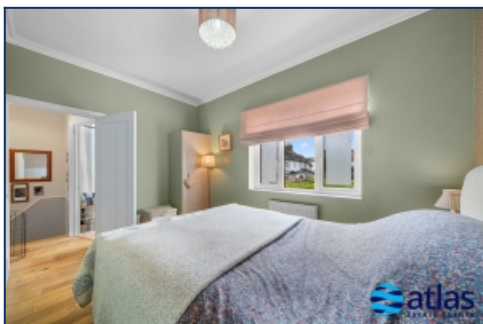
Landing



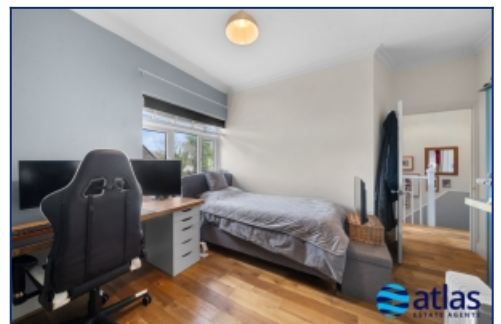
Landing



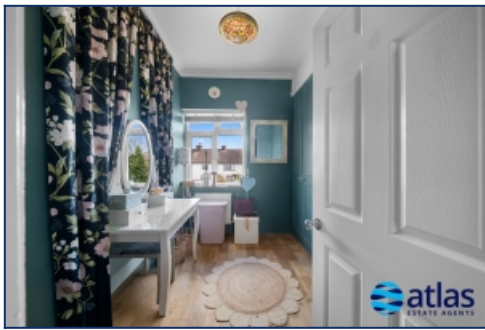
Bedroom One



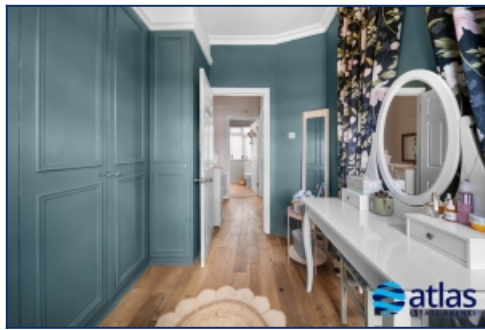
Bedroom



Bedroom Two



Bedroom Three



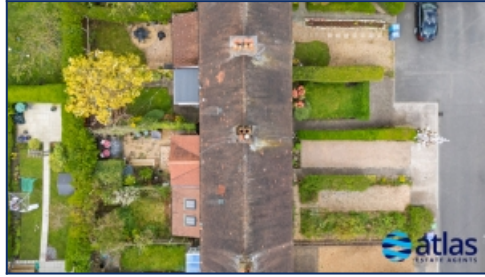
Bedroom Three



Rear Elevation Of Property



Aerial View Rear



Aerial View

## Floor Plans



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