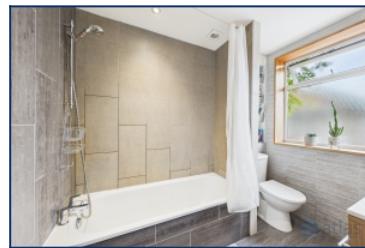


Wavertree Green, Wavertree, L15



For Sale - £325,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Highly Sought-After Wavertree L15 Location
- Generously Proportioned Reception Room
- Additional Versatile Front Room Ideal for Office or Study
- Contemporary Fully Fitted Kitchen with Modern Appliances
- Two Double Bedrooms Plus a Flexible Third Bedroom
- Stylish Modern Fitted Bathroom
- Attached Garage with Driveway Providing Ample Parking
- Private, Well-Maintained Garden
- Close to a Variety of Green Spaces, Including the Mystery
- Excellent Local Transport Links

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,292 square feet / 120 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Dishwasher

Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house in the highly sought-after Wavertree Green area of Wavertree, L15, offers an ideal blend of style, space, and convenience.

Arranged over two floors, the accommodation boasts a generously proportioned reception room, perfect for relaxing or entertaining, alongside an additional versatile front room, ideal for a home office or study. The contemporary, fully fitted kitchen comes complete with modern appliances, providing a stylish and practical hub for daily life.

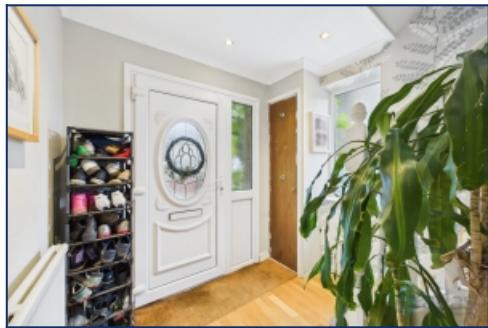
Upstairs, there are two comfortable double bedrooms and a flexible third bedroom, complemented by a stylish, modern fitted bathroom. Outside, the property benefits from a private, well-maintained garden - a delightful space for outdoor leisure - as well as an attached garage and driveway, offering ample parking for several vehicles.

Situated close to a variety of green spaces, including the enchanting local favourite, The Mystery, this home enjoys excellent local transport links, connecting you effortlessly to the wider city. With its combination of generous living space, modern finishes, and a coveted Wavertree location, this property represents an exceptional opportunity for families or professionals alike.

Additional Images



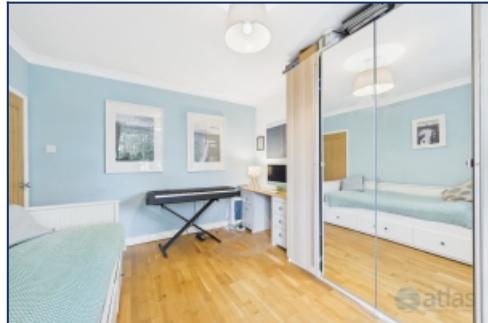
Lounge



Hallway



Front Living Space



Front Living Space



Lounge



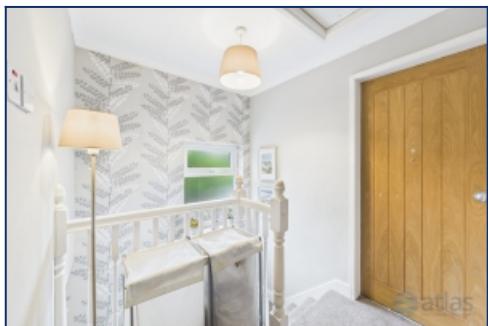
Lounge



Kitchen



Kitchen



Landing



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Garden



Aerial View

Floor Plans



Approximate total area⁽¹⁾
120.1 m²
1292 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m / 5 ft
Calculations conform to the RICS Code of Practice for Measurement 2005. All dimensions are approximate and not to scale. This floor plan is not to scale for illustration only.

GRAPPIE360

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.