

## Rathbone Road, Wavertree, L15



**For Sale - £230,000 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Town House
- EPC Rating: D
- Sought-After Wavertree L15 Location
- Two Spacious Reception Rooms with Feature Fireplaces
- Light-Filled Open-Plan Conservatory and Kitchen
- Stylish and Contemporary Fitted Kitchen
- Three Generously Sized Double Bedrooms, with Walk-In Wardrobe to the Master
- Modern Fully Fitted Family Bathroom
- Attractive, Low-Maintenance Rear Yard
- Fully Insulated Loft by British Gas
- Walking Distance to Wavertree Technology Park

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,115 square feet / 104 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Outside Space: Back Yard
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this charming town house on Rathbone Road, nestled in the highly sought-after Wavertree L15, offers a perfect blend of classic character and contemporary comfort.

Set over two floors, the accommodation boasts two generously sized reception rooms, each featuring beautiful, original fireplaces that add warmth and a sense of history to the home. Flooded with natural light, the open-plan conservatory seamlessly connects to the stylish and contemporary fitted kitchen, creating a bright and welcoming space perfect for entertaining or relaxed family living.

Upstairs, you'll find three generously sized double bedrooms, with the master benefitting from a walk-in wardrobe to provide ample storage. The modern, fully fitted family bathroom complements the bedrooms with a sleek and fresh design.

Additional highlights include a fully insulated loft (insulated by British Gas), offering excellent thermal efficiency. Please note, the loft is not boarded. The property also benefits from an attractive, low-maintenance rear yard that offers a private outdoor retreat.

Situated within walking distance of Wavertree Technology Park and surrounded by local amenities, this property is perfectly positioned for those seeking both convenience and a vibrant community atmosphere. A wonderful opportunity to acquire a spacious family home in one of Liverpool's most desirable



neighbourhoods.

Additional Images



Yard



Hallway



Hallway



Hallway



Lounge



Lounge



Reception Room



Kitchen



Kitchen



Landing



Bedroom



Bedroom



Bedroom

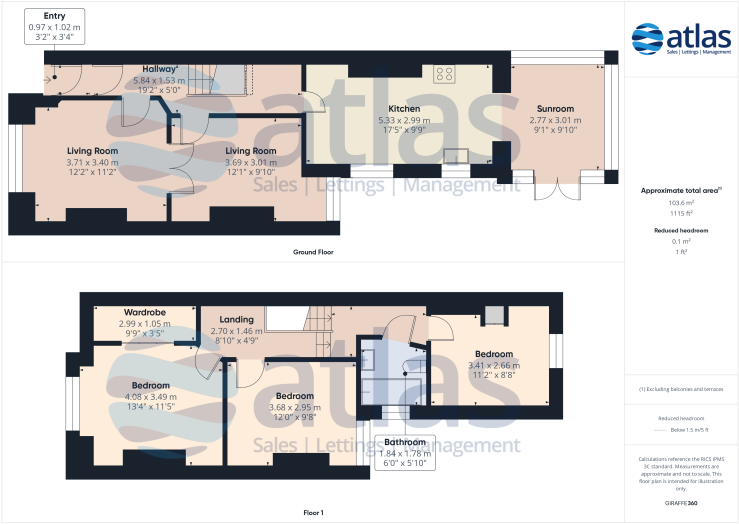


Bathroom



Yard

Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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