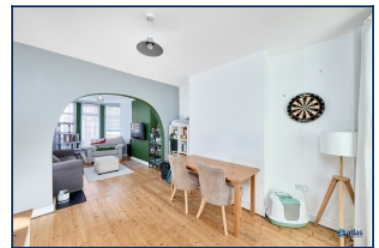


## Westdale Road, Wavertree, L15



For Sale - £170,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- No Onward Chain
- Open-Plan Living and Dining Area with Original Exposed Wooden Floorboards
- Modern Kitchen with Integrated Gas Hob and Electric Oven
- Large Bay Windows to the Living Room and Master Bedroom, Letting in Plenty of Natural Light
- Fully Tiled, Modern Bathroom with Spacious Walk-In Shower
- Two Generous Bedrooms, as Well as a Versatile Third Bedroom Perfect for a Home Office or a Child's Room
- Private Rear Yard with Great Potential for Personalisation
- Period Features Retained Throughout, Including Wooden Doors and Ceiling Mouldings
- Conveniently Located Minutes from Popular Bars, Restaurants and Shops on Picton Road
- 5-Minute Walk to Local Green Space Known as 'the Mystery'

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 77 square metres / 830 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Appliances/White Goods: Oven (Electric), Hob (Gas)

### Description

Brought to the market by Atlas Estate Agents, this charming terraced home on Westdale Road, Wavertree, L15 beautifully blends period character with modern living, making it an ideal choice for first-time buyers, families, or investors alike.

The ground floor welcomes you into a bright and inviting open-plan living and dining area, where original exposed wooden floorboards and elegant ceiling mouldings create a warm, characterful setting. Large bay windows to the front flood the space with natural light, enhancing the sense of openness. To the rear, a modern kitchen is thoughtfully appointed with an integrated gas hob and electric oven.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom benefits from a striking bay window, while the second bedroom offers generous accommodation. A versatile third bedroom provides the perfect space for a home office, nursery, or child's room. The fully tiled bathroom is finished to a contemporary standard, featuring a spacious walk-in shower.

Externally, the property enjoys a private rear yard with excellent potential for personalisation—ideal for creating a relaxing outdoor retreat.

Situated just minutes from the vibrant amenities of Picton Road, including an array of popular bars, restaurants, and shops, the location is both convenient and lively. For those seeking green space, the much-loved local park known as 'The Mystery' is only a five-minute walk away.

Combining timeless features with modern comforts in a sought-after location, this delightful home presents a fantastic opportunity not to be missed.

## Additional Images



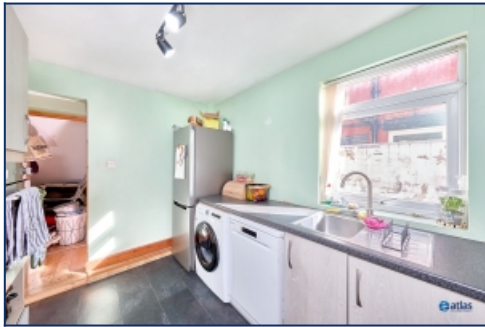
Dining Room



Kitchen



Kitchen



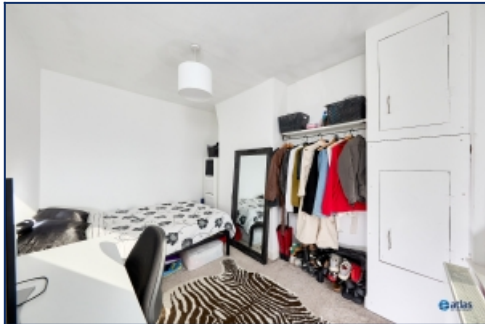
Kitchen



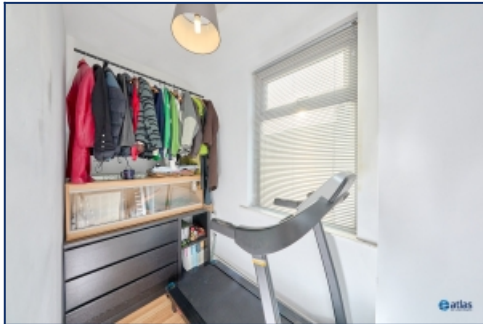
Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

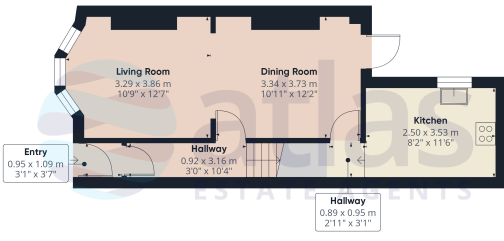


Rear Yard



Rear Elevation

## Floor Plans



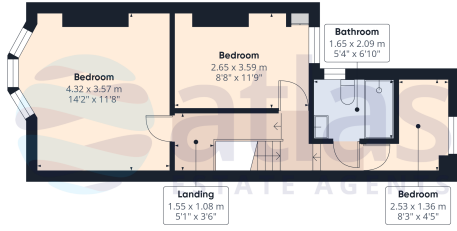
Approximate total area<sup>(1)</sup>  
72.1 m<sup>2</sup>  
830 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the 2012 PNW  
UK Standard Measurements and  
agreement and best practice. This  
floor plan is intended for illustration  
only.

05/17/15/20

Ground Floor



First Floor

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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.