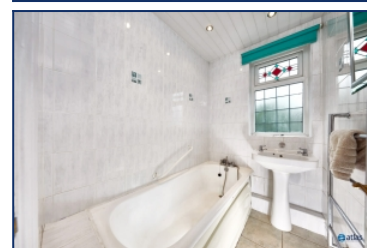


Woolton Road, Wavertree, L15



For Sale - £290,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Offered with No Onward Chain
- Sought-after Wavertree L15 Location
- Spacious Open-plan Living and Dining Area
- Well-appointed Fitted Kitchen
- Additional Utility Room
- Two Generously Sized Double Bedrooms
- Adaptable Third Bedroom Ideal for Home Office or Nursery
- Separate Modern Bathroom and W.c
- Delightful, Low-maintenance Rear Yard
- Conveniently Located Within Walking Distance of Allerton Road

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 864 square feet / 80 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard

Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house offers an ideal family home in the sought-after Woolton Road area of Wavertree, L15. Set over two floors, the accommodation is thoughtfully arranged to combine spaciousness with practicality, creating a warm and inviting atmosphere throughout.

Upon entering, you are welcomed into a bright, open-plan living and dining area that provides the perfect setting for both relaxed family time and entertaining guests. Adjacent to this is a well-appointed fitted kitchen, complemented by a handy utility room, offering additional space for laundry and storage while maintaining a seamless flow through the ground floor.

Upstairs, the property boasts two generously sized double bedrooms, each offering plenty of natural light and versatile space. A third bedroom, adaptable to your lifestyle, presents an excellent opportunity for a home office or nursery, reflecting the flexible living options available. Completing the first floor is a modern separate bathroom and W.C., designed with contemporary fixtures and fittings for everyday convenience.

Outside, the delightful low-maintenance rear yard offers a peaceful retreat, ideal for enjoying a quiet morning coffee or evening unwind without the hassle of extensive upkeep.

With the added benefit of no onward chain, this home provides a rare chance for a smooth and straightforward purchase. Perfectly positioned within walking distance of the vibrant Allerton Road, you'll find an array of shops, cafes, and amenities on your doorstep, alongside excellent transport links.

This property combines a fantastic location with versatile accommodation, making it a must-see for those looking to settle in the thriving heart of Wavertree.

Additional Images



Kitchen



Hallway



Lounge/Dining Area



Lounge/Dining Area



Lounge/Dining Area



Kitchen



Utility Room



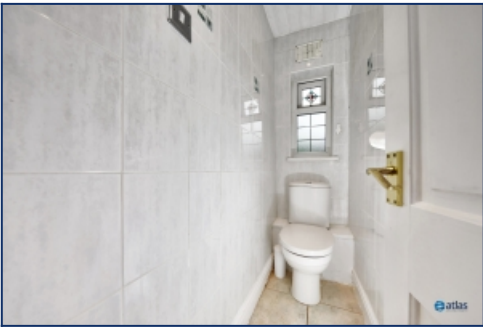
Landing



Bedroom



Bedroom



W.c



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
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.