

Abbeystead Road, Wavertree, L15



For Sale - £360,000 Offers Over

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Extended Porch Providing a Welcoming Entrance and Additional Storage Space
- Contemporary Open-Plan Fitted Kitchen and Dining Area, Ideal for Modern Family Living and Entertaining
- Convenient Downstairs Wet Room Complemented by a Stylish, Modern Family Bathroom Upstairs
- Newly Fitted Carpets in Two Bedrooms and the Second Reception Room
- Fireplaces in Both Reception Rooms, Creating a Warm and Inviting Focal Point
- Attractive Bay Windows Allowing an Abundance of Natural Light
- Generous Rear Garden with Patio Area, Perfect for Outdoor Dining and Relaxation
- Private Driveway Plus Additional On-Street Parking
- Situated in the Sought-After L15 Area, Close to Highly Regarded Local Schools

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 107 square metres / 1,153 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £7 per annum
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven (Double), Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 09/07/1933 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 08/07/2932 (approx)
- Lease Term Remaining: 906 year(s) (approx)
- Service Charge: None
- Ground Rent: £7 per annum
- Leasehold Information: There are no restrictions on keeping pets within ground rent

Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house on Abbeystead Road, Wavertree, L15, offers a delightful blend of character and contemporary living, with no onward chain.

The accommodation is thoughtfully arranged over two floors, beginning with an extended porch that provides a welcoming entrance and useful additional

storage space. Step inside to discover a bright reception room, complete with fireplaces that forms a cosy focal point, while attractive bay windows allow natural light to flood the space.

At the heart of the home lies a contemporary open-plan fitted kitchen and dining area, designed for modern family life and effortless entertaining. A convenient downstairs wet room adds practicality, complemented upstairs by a stylish, modern family bathroom.

Three generously proportioned bedrooms, with newly fitted carpets, and a second reception room, also carpeted, provide flexible living arrangements to suit families of all sizes.

Outside, the property enjoys a generous rear garden with a patio area, ideal for outdoor dining or relaxing in the sunshine. A private driveway is complemented by additional on-street parking.

Situated in the highly sought-after L15 area, this home is within easy reach of well-regarded local schools, making it an ideal choice for families looking for a harmonious combination of space, style, and convenience.

Additional Images



Kitchen



Hallway



Reception Room 1



Kitchen/Diner



Dining Area



Bedroom



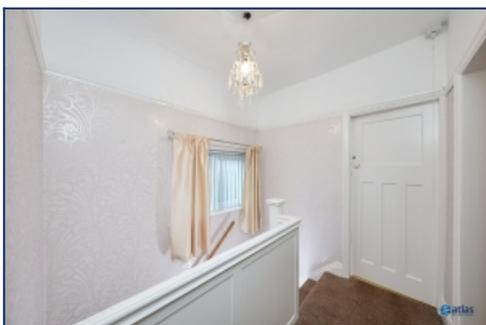
Bedroom



Bathroom



Bedroom



Landing



Garden



Garden

Floor Plans



Ground Floor

Approximate total area⁽¹⁾
107.1 m²
1154 ft²



First Floor

(1) Excluding balconies and terraces

Calculations reference the RICS NPS 01 standard measurements and agreement and not to scale. This floor plan is intended for illustration only.

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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.