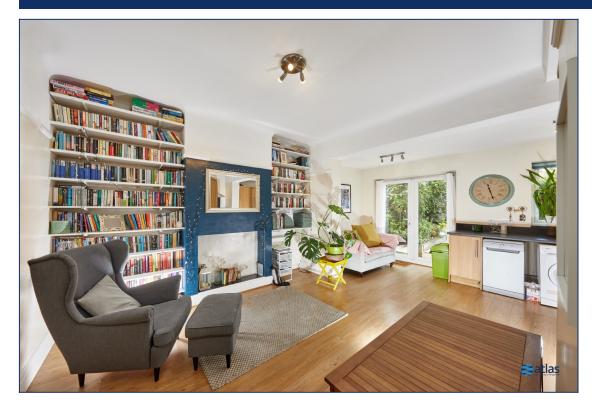


# Ventnor Road, Wavertree, L15









# For Sale - £270,000 Offers in Excess of

### **Key Features**

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Offered with No Onward Chain
- Two Generously Sized Reception Rooms
- Contemporary Open Plan Living and Kitchen Area
- Spacious Fully Fitted Kitchen with Ample Storage
- Convenient Ground Floor W.c.
- Two Well-Proportioned Double Bedrooms
- Flexible Third Bedroom Ideal as an Office or Nursery
- Stylish Modern Bathroom with Bath and Overhead Shower
- Attractive and Well-Maintained Rear Garden
- Private Driveway Providing Off-Road Parking

#### **Further Details**

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 918 square feet / 85 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

## **Description**

Atlas Estate Agents are delighted to present this beautifully appointed semi-detached home, nestled in the ever-popular Ventnor Road, Wavertree, L15. With its striking blend of contemporary style and traditional charm, this spacious three-bedroom property offers an exciting opportunity for those looking to settle into a comfortable and well-connected location—with no onward chain to delay your move.

Step inside and you'll be welcomed by a thoughtfully arranged interior set across two floors. The ground floor boasts two generously sized reception rooms, offering ample space for both relaxing and entertaining. To the rear, a sleek open plan living and kitchen area creates the perfect hub for modern family life, with a fully fitted kitchen featuring plentiful storage and room to cook, dine and unwind. A convenient ground floor W.C. adds to the practicality of this smartly designed home.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, alongside a flexible third bedroom—perfectly suited for use as a home office, nursery, or guest room. The stylish modern bathroom features a contemporary suite, complete with bath and overhead shower, ideal for busy mornings or a relaxing soak at the end of the day.

Outside, the home is complemented by an attractive and well-maintained rear garden, offering a peaceful retreat for outdoor dining or play. A private driveway provides invaluable off-road parking.

With spacious living throughout, modern finishes, and a prime position in a sought-after Wavertree location, this is a property that ticks all the right boxes. Early viewing is highly recommended.

# **Additional Images**









Front Elevation

Living Area/Kitchen







Bedroom

Hallway

Living Area/Kitchen







W.c

Bedroom

Bedroom







Bedroom

Bathroom

Garden

**Floor Plans** 



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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.