

## Sandown Road, Wavertree, L15



## For Sale - £275,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Sold with No Onward Chain
- Situated in a Sought-After Wavertree L15 Location
- Fantastic Opportunity to Add Your Own Stamp
- Spacious Open Plan Kitchen and Dining Area
- Two Generous Double Bedrooms and a Flexible Third Bedroom
- Stylish and Contemporary Family Bathroom
- Well-Proportioned Front and Rear Gardens
- Private Driveway and Detached Garage for Off-Road Parking
- Just an 8-Minute Walk to Wavertree Technology Park Station
- Fully Double Glazed with Gas Central Heating Throughout

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 822 square feet / 76 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Atlas Estate Agents are delighted to bring to market this promising three-bedroom semi-detached home, ideally situated on the ever-popular Sandown Road in Wavertree, L15. Brimming with potential and offered with no onward chain, this is a superb opportunity for buyers seeking a home they can truly make their own.

Step inside and you'll find a layout designed with comfortable family living in mind, arranged gracefully over two well-appointed floors. The ground floor opens with two versatile reception rooms, perfect for relaxing, entertaining, or adapting to suit your lifestyle. To the rear, a open plan kitchen and dining area creates the heart of the home — ideal for family meals or hosting guests.

Upstairs, the property offers two generous double bedrooms, filled with natural light, along with a flexible third bedroom that could serve as a home office, nursery or dressing room. The accommodation is completed by a stylish and contemporary family bathroom, offering a modern finish.

Outside, you'll find well-proportioned gardens to the front and rear, providing plenty of space to enjoy the outdoors. A private driveway and detached garage offer convenient off-road parking, a rare and valuable feature in this sought-after location.

Further benefits include full double glazing, gas central heating throughout, and the added convenience of being just an 8-minute walk from Wavertree

Technology Park Station, making it ideal for commuters.

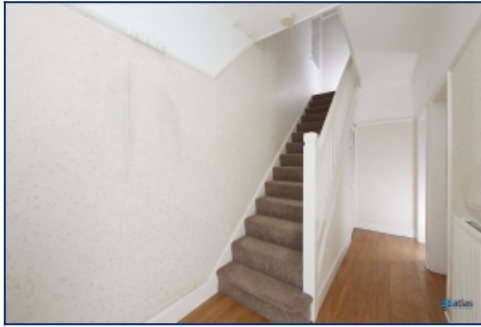
Whether you're a first-time buyer, upsizing, or searching for a property with room to grow, this home presents a fantastic opportunity to add your own stamp in one of South Liverpool's most desirable areas.

Don't miss your chance to explore the potential of this wonderful home — contact Atlas Estate Agents today to arrange your viewing.

## Additional Images



Lounge



Hallway



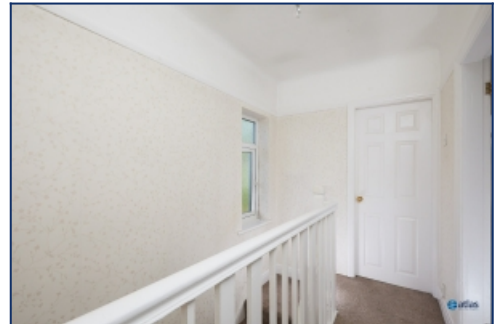
Dining Area



Dining Area/Kitchen



Kitchen



Landing



Bedroom Two



Bedroom Three



Bathroom



Garden



Garden

## Floor Plans



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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.