

## Moss Pits Lane, Wavertree, L15



## For Sale - £280,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E
- Offered with No Onward Chain
- Well-Proportioned Fitted Kitchen
- Open-Plan Living and Dining Area
- Bright and Airy Conservatory
- Sought-After Wavertree, L15 Location
- Two Generous Double Bedrooms Plus a Flexible Third Bedroom
- Excellent Scope for Personalisation and Modernisation
- Spacious Rear Garden
- Private Driveway Providing Off-Street Parking
- Close to Excellent Local Schools, Amenities and Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,022 square feet / 95 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Gas Hob

### Description

Nestled in the heart of Wavertree, this semi-detached home on Moss Pits Lane is brought to the market by Atlas Estate Agents and presents an exciting opportunity for those seeking a property with both charm and potential.

Arranged over two floors, the accommodation offers a thoughtfully balanced layout, beginning with a welcoming entrance that leads into a spacious open-plan living and dining area, perfect for family gatherings and everyday living. To the rear, a bright and airy conservatory invites natural light to flood in, creating a delightful space to unwind while enjoying views of the garden. The well-proportioned fitted kitchen provides both practicality and scope for enhancement, making it an ideal hub for home cooking.

Upstairs, the property boasts two generous double bedrooms alongside a flexible third bedroom, well-suited for use as a child's room, home office or guest space. A family bathroom completes the first-floor accommodation.

Externally, the home benefits from a private driveway providing off-street parking and a spacious rear garden with a patio area, perfect for summer dining and entertaining. An outhouse with toilet adds further convenience, ideal for outdoor gatherings or as a practical addition for family life.

Offered with no onward chain, this property presents an excellent opportunity for personalisation and modernisation, allowing the new owners to create a

home tailored to their own taste. Situated in the ever-popular L15 area, the house enjoys close proximity to excellent local schools, amenities and convenient transport links, making it a superb choice for families and professionals alike.

## Additional Images



Garden



Hallway



Dining Area



Living Area



Kitchen



Conservatory



Bedroom



Bedroom



Bathroom



Garden



Garden

## Floor Plans



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