

## Barrington Road, Wavertree, L15



### For Sale - £210,000 Offers Over

#### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Newly Installed Boilers, Radiators and Central Heating System, Providing Efficient and Reliable Heating Throughout the Property.
- New Carpets Fitted Upstairs in Recent Years, Adding Comfort and a Fresh Finish to the Upper Floor.
- Spacious, Well-Maintained Gated Courtyard, Offering a Secure and Private Outdoor Space Ideal for Relaxing or Entertaining.
- Well-Appointed Kitchen Complemented by a Separate Utility Room, Providing Additional Storage and Practical Workspace.
- Generous Principal Reception Room, Along with a Second Reception Room Featuring a Charming Bay Window and an Attractive Cast Iron Fireplace.
- Family Bathroom Fitted with a Bath and Overhead Shower, Combining Practicality with Comfort.
- Convenient On-Street Parking Available.
- Ideally Situated Close to Smithdown Road, with Its Excellent Range of Shops, Cafés and Local Amenities.
- Excellent Transport Links

#### Further Details

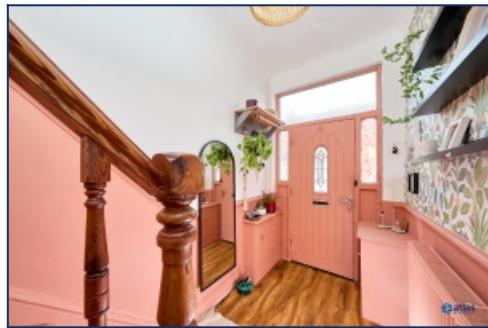
- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 85 square metres / 910 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- No. of Parking Spaces: 1
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)

#### Description

Brought to the market by Atlas Estate Agents, this charming terraced house on Barrington Road, Wavertree, L15, offers a delightful blend of style and practicality. Arranged over two floors, the accommodation comprises a well-appointed kitchen with a separate utility room, two generous reception rooms—including one with a bay window and cast iron fireplace—and three comfortable bedrooms upstairs, recently refreshed with new carpets.

The family bathroom features a bath with overhead shower, while newly installed boilers, radiators and central heating ensure efficient warmth throughout. Outside, a spacious, well-maintained gated courtyard provides a private retreat, and on-street parking adds further convenience. Ideally located close to Smithdown Road, the property benefits from an excellent selection of shops, cafés and amenities, as well as superb transport links.

## Additional Images



Hallway



Kitchen



Kitchen



Bathroom



Landing



Bedroom 1



Bedroom 3



Bedroom 2



Courtyard



Courtyard

## Floor Plans



Approximate total area<sup>(1)</sup>  
84.5 m<sup>2</sup>  
911 ft<sup>2</sup>

Reduced headroom  
0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations refer to the B2C (PM) IC standard. Measurements are approximate and not to scale. This floor plan is intended for information only.

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