

## Wavertree Road, Edge Hill, L7



**For Sale - £280,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Town House
- EPC Rating: B
- No Onward Chain
- Stylish Modern Kitchen with Integrated Appliances
- Convenient Downstairs W.c.
- Useful Storage Cupboard Off the Hallway
- Bright and Spacious Lounge Located on the Second Floor
- Three Generously-sized Double Bedrooms
- Two Well-appointed Bathrooms with Bath and Overhead Shower
- Good-sized Rear Garden, Ideal for Outdoor Enjoyment
- Attached Garage with Driveway Parking
- Well-presented, Contemporary Home in Desirable L7 Location

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 1,153 square feet / 107 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Washing Machine, Dishwasher

### Description

Stylish Townhouse Living in the Heart of L7

Offered for sale by Atlas Estate Agents, this superbly presented townhouse is ideally located in the ever-popular Edge Hill area, just off Wavertree Road, L7. The property offers comfortable living across three well-planned floors, with no onward chain, making it ready and waiting for its next chapter.

Sold as seen, this attractive family home includes all fixtures, fittings, and furniture. Blending style, space, and convenience in equal measure, it's an ideal home for families, professionals, or investors alike.

Upon entering, you are welcomed into a hallway that leads to a well-equipped kitchen, complete with sleek integrated appliances. Whether it's midweek meals or weekend feasts, this kitchen is perfect for every occasion. A handy downstairs W.C. and a useful storage cupboard tucked just off the hallway provide additional thoughtful touches for daily comfort and practicality.

The first floor features a bright and spacious lounge, bathed in natural light — perfect for relaxing or entertaining. One of the home's three generously-sized double bedrooms is also located on this level, along with one of two well-appointed bathrooms, complete with a bath and overhead shower.



On the top floor, two further substantial double bedrooms and another stylish bathroom complete the flexible and well-balanced accommodation.

Outside, the good-sized rear garden offers a private and sunny space for outdoor dining, children's play, or simply unwinding with a book. An attached garage and driveway parking add even more value to this impressive home.

Located in a prime L7 postcode, this home is ideal for a variety of buyers. Early viewing is highly recommended to fully appreciate what's on offer.

## Additional Images



Garden



Hallway



Kitchen / Dining Area



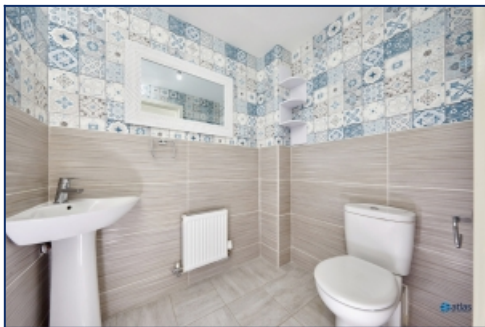
Kitchen / Dining Area



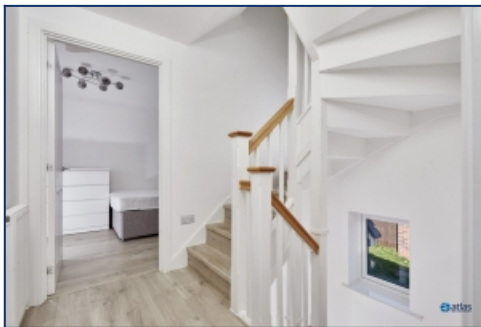
Kitchen / Dining Area



Kitchen / Dining Area



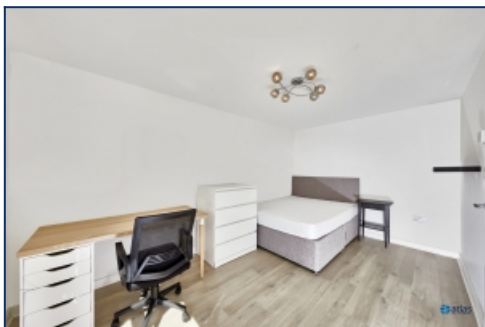
W.c



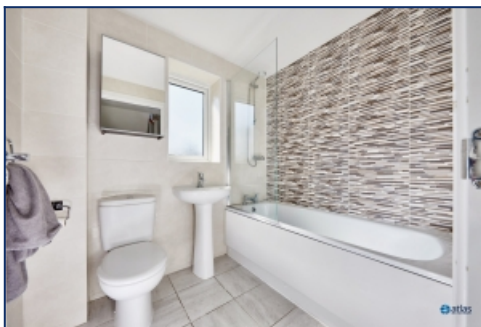
Landing



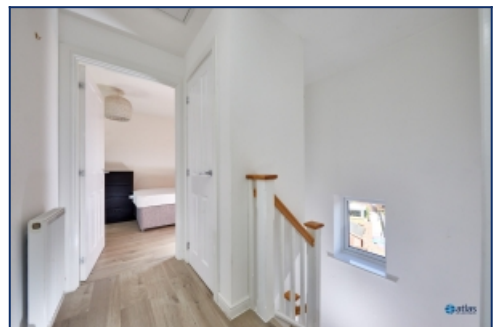
Lounge



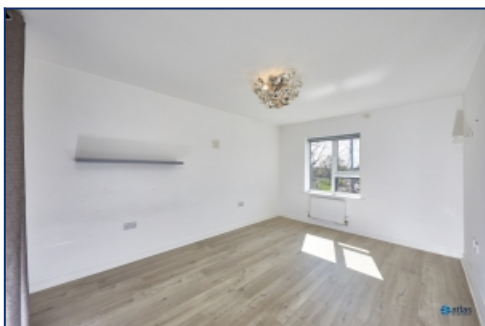
Bedroom



Bathroom



Landing



Bedroom



Bedroom



Garden

## Floor Plans



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