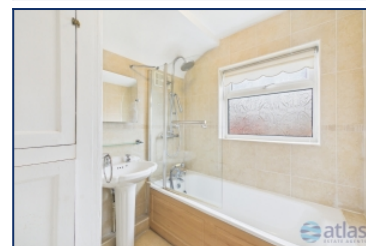
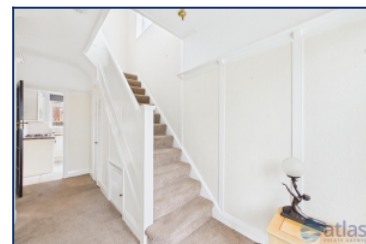


Woolton Road, Wavertree, L15



For Sale - £290,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Attractive Front Garden, Driveway and Large Garage
- Two Spacious Reception Rooms with Feature Fireplaces
- Modern Kitchen with Integrated Appliances
- Three Bedrooms, Including Two Generous Doubles
- Contemporary Bathroom with Bath and Overhead Shower
- Spacious Rear Garden with Patio Area
- Sought-After Wavertree L15 Location
- Excellent Local Amenities and Transport Links
- No Onward Chain

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 92 square metres / 994 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Ground Rent: £5 per year
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 21/11/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 20/11/2935 (approx)
- Lease Term Remaining: 909 year(s) (approx)
- Service Charge: None
- Ground Rent: £5 per annum

Description

Positioned along the ever-popular Woolton Road in the heart of Wavertree, this attractive three-bedroom semi-detached home is proudly brought to the market by Atlas Estate Agents. Offered for sale with no onward chain, the property presents a fantastic opportunity for families, first-time buyers and those looking to put down roots in one of Liverpool's most desirable residential locations.

Arranged over two well-proportioned floors, the accommodation has been thoughtfully maintained and offers a wonderful balance of character and modern convenience. Upon entering, you are welcomed by two spacious reception rooms, each enhanced by charming feature fireplaces that create warm and inviting spaces for both relaxing and entertaining. To the rear, a contemporary kitchen is fitted with a range of sleek units and integrated appliances,

providing a practical yet stylish setting for everyday living.

Upstairs, the property boasts three well-appointed bedrooms, including two generous double rooms that offer ample space for growing families, guests or home working. Completing the first floor is a modern bathroom, beautifully finished with a bath and overhead shower.

Externally, the home enjoys excellent kerb appeal, with an attractive front garden, a private driveway and a substantial garage providing plentiful off-road parking and storage. To the rear, a spacious enclosed garden offers an ideal outdoor retreat, featuring a patio area perfect for al fresco dining, summer entertaining or simply unwinding in the warmer months.

Situated in the sought-after L15 postcode, the property benefits from a wealth of local amenities, well-regarded schools, green spaces and superb transport links, making commuting into Liverpool city centre and beyond both quick and convenient. Combining generous living space, characterful features and an exceptional location, this is a wonderful home ready to be enjoyed from the moment you move in.

Additional Images



Front Elevation



Kitchen



Kitchen



Kitchen



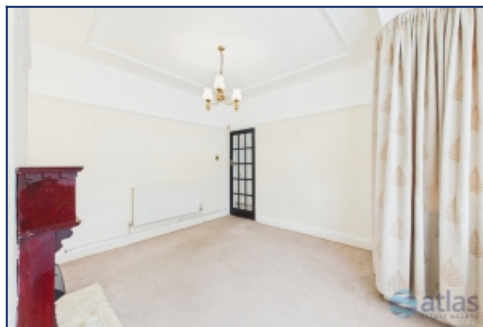
Rear Reception Room



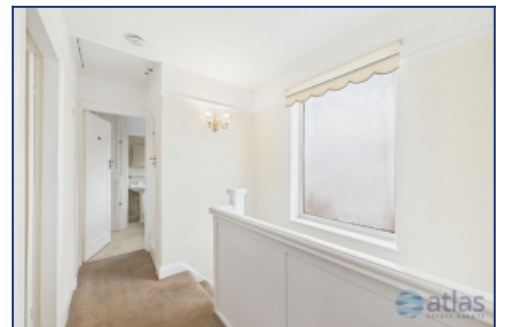
Rear Reception Room



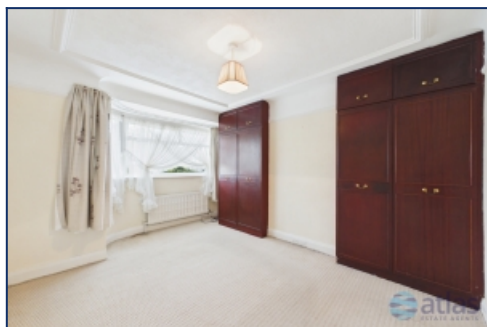
Front Reception Room



Front Reception Room



Landing



Bedroom Two



Bedroom One



Bedroom One



Bedroom Three



Garden



Garden



Aerial Front Elevation



Aerial View

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.