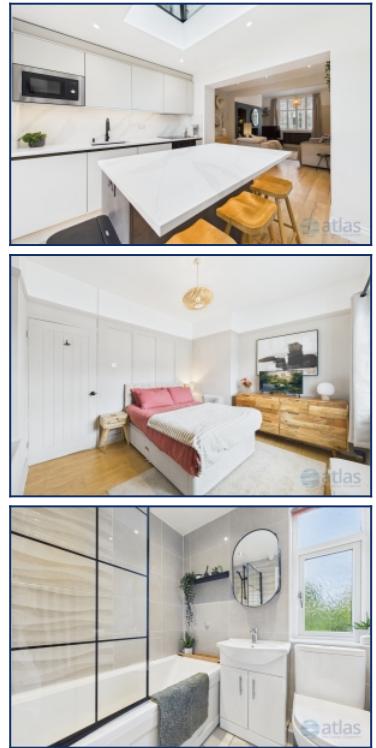


## Nook Rise, Wavertree, L15



### For Sale - £290,000

#### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Sought-After Location in Wavertree, L15
- Beautifully Refurbished Throughout
- Open-Plan Living, Dining and Kitchen Area
- Stylish Extended Kitchen with Bi-Folding Doors
- Convenient Ground Floor W.C. and Separate Utility Room
- Spacious Double Bedroom and Versatile Second Bedroom
- Contemporary Fitted Bathroom Suite
- Attractive, Well-Maintained Garden with a Versatile Summerhouse
- Private Driveway Providing Off-Road Parking
- Excellent Local Amenities and Transport Links

#### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 661 square feet / 61 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Back Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Induction)

#### Description

Atlas Estate Agents are delighted to present this beautifully refurbished terraced home, perfectly positioned on the sought-after Nook Rise in the heart of Wavertree, L15. Offering a harmonious blend of modern design and practical living, this charming property is sure to capture the imagination of first-time buyers, professionals, and small families alike.

Set across two well-planned floors, the accommodation has been thoughtfully designed to create a bright and welcoming living environment. The ground floor enjoys an impressive open-plan layout, where the living and dining areas flow effortlessly into a stylish, extended kitchen. Complete with sleek finishes, integrated appliances, and elegant bi-folding doors, this space opens out to the rear garden — perfect for entertaining or simply enjoying a quiet evening at home. A convenient ground floor W.C. and separate utility room further enhance the home's practicality.

Upstairs, the property continues to impress with a spacious double bedroom, a versatile second bedroom ideal as a guest room or study, and a contemporary fitted bathroom suite finished to a high standard.

Externally, the appeal continues with an attractive, well-maintained rear garden featuring a versatile summerhouse — an excellent space for work, relaxation, or hobbies. To the front, a private driveway provides the all-important off-road parking.

Situated in a popular residential pocket of Wavertree, the property benefits from excellent local amenities, highly regarded schools, and superb transport links connecting you easily to Liverpool city centre and beyond.

A wonderful example of modern living in a prime location — this home on Nook Rise is not to be missed.

## Additional Images



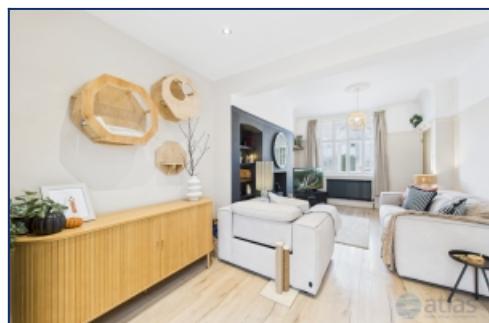
Garden



Lounge



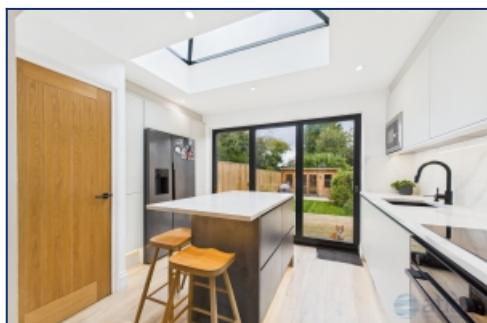
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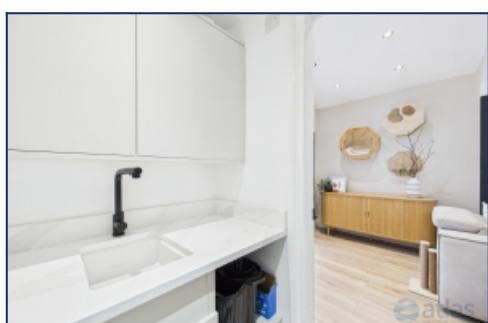
Lounge



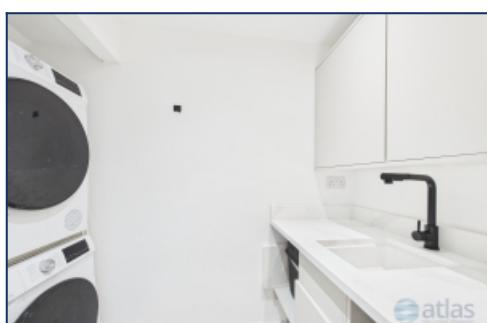
Kitchen/Dining Area



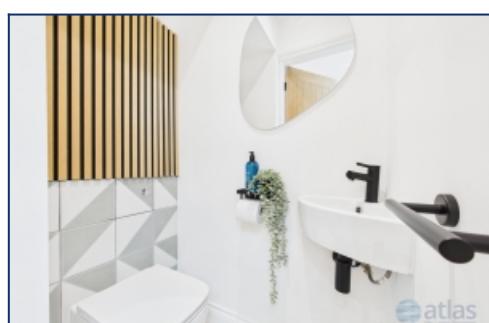
Kitchen/Dining Area



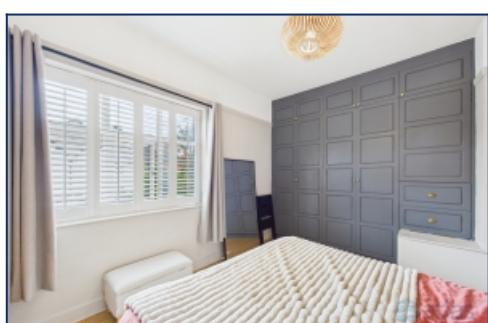
Utility Room



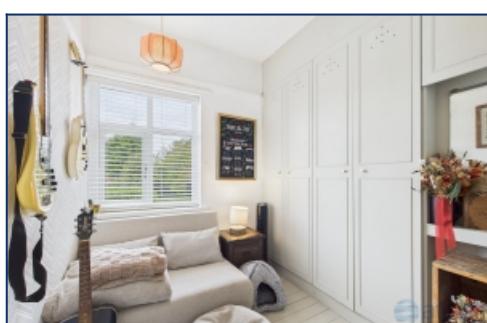
Utility Room



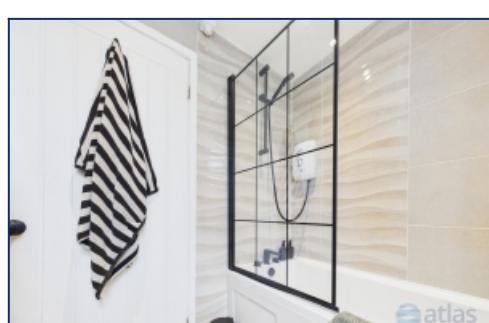
W.c



Bedroom One



Bedroom Two



Bathroom



Garden



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.