

# Cranborne Road, Wavertree, L15









# For Sale - £200,000 Offers in Excess of

### **Key Features**

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- No Onward Chain and Recently Refurbished Throughout
- Situated in the Highly Sought-After Wavertree L15 Area
- Bright and Spacious Lounge Featuring a Large Bay Window
- Stylish Contemporary Kitchen with Quality Finishes
- Modern Ground Floor Bathroom with Elegant Fixtures
- Two Well-Proportioned Double Bedrooms
- Two Additional Versatile Bedrooms Ideal for Guests, Office or Hobbies
- Easy-Care, Low-Maintenance Rear Yard
- Walking Distance to Edge Hill Station
- Newly Installed Heating System, Plumbing and Electrical Wiring

#### **Further Details**

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 834 square feet / 77 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

## **Description**

Brought to the market by Atlas Estate Agents, this beautifully refurbished four-bedroom terraced home on Cranborne Road, Wavertree, L15 offers the perfect blend of period charm and contemporary style – all with no onward chain.

Set across two spacious floors, the accommodation has been thoughtfully updated throughout, with a brand-new heating system, plumbing, and electrical wiring, giving peace of mind to prospective buyers and adding modern comfort to a timeless home.

Step inside and be welcomed by a bright and airy reception room, where a large bay window floods the space with natural light – the perfect spot to unwind or entertain guests. Towards the rear, a stylish contemporary kitchen awaits, fitted with quality finishes and designed with both form and function in mind.

Also on the ground floor, you'll find a modern bathroom, complete with elegant fixtures and fittings that add a touch of sophistication.

Upstairs, the home boasts four well-appointed bedrooms. Two are generous double rooms, ideal for restful nights and spacious living. The remaining two offer versatile space – perfect for a home office, guest room, or creative hobby space to suit your lifestyle.

Outside, the low-maintenance rear yard provides a private and practical outdoor area, ideal for all fresco dining or simply enjoying a bit of fresh air with minimal upkeep.

Situated in the highly sought-after Wavertree L15 area, this home is just a short stroll from Edge Hill Station, making it a convenient choice for commuters and city lovers alike.

This property is a standout opportunity for first-time buyers, families, or investors looking for a move-in ready home in a popular location – don't miss your chance to make it yours.

## **Additional Images**





Hallway



Lounge



Landing



Bedroom



Bedroom



Bedroom

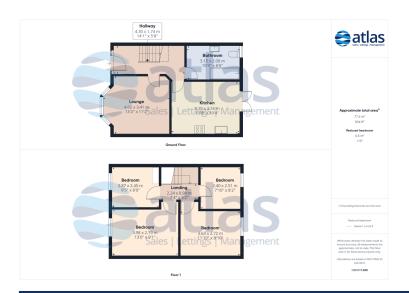


Yard



Bathroom

### **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.