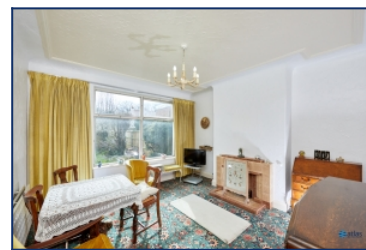


## Heathfield Road, Wavertree, L15



**For Sale - £450,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- No Onward Chain
- Characterful Property with Great Potential
- Light-filled and Airy Interiors
- Two Generous Reception Rooms
- Well-proportioned Kitchen Space
- Convenient Downstairs W.c.
- Three Spacious Double Bedrooms
- Separate Family Bathroom and W.c.
- Expansive Rear Garden
- Sought-after Wavertree L15 Location

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,295 square feet / 120 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden

### Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house offers a fantastic opportunity for those looking to put their personal touch on a property with great potential. Nestled in the highly sought-after location of Heathfield Road, Wavertree, L15, this light-filled and airy home is brimming with character, awaiting its next owners to breathe new life into it.

The accommodation is arranged over two floors and provides ample space for family living, with two generous reception rooms that offer a versatile layout, perfect for both relaxed living and entertaining. A well-proportioned kitchen offers plenty of scope to create a culinary haven, while a convenient downstairs W.C. adds to the home's practicality.

Upstairs, you will find three spacious double bedrooms, each offering ample storage and plenty of room to create tranquil retreats. A separate family bathroom and additional W.C. complete the upper floor, ensuring that the home meets the needs of modern living.

Outside, the expansive rear garden offers plenty of room for outdoor enjoyment, whether for gardening, play, or simply relaxing in the sunshine. With no onward chain, this property is ready for immediate occupancy, making it an ideal prospect for anyone looking to move quickly.

While some work is required throughout, this is a fantastic opportunity to create a home that truly reflects your style. With its excellent location in the heart



of Wavertree, this property offers immense potential for those willing to invest time and energy. Don't miss the chance to view this characterful home and imagine the possibilities it holds.

Additional Images



Bedroom



Hallway



Lounge



Bedroom



Kitchen



W.c



Landing



Bedroom



Bathroom

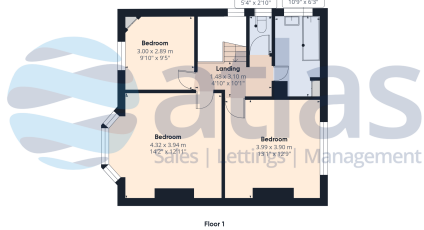


W.c



Garden

Floor Plans



Approximate total area <sup>1)</sup>
120.32 m <sup>2</sup>
1295.11 ft <sup>2</sup>
<b>Reduced headroom</b>
0.82 m <sup>2</sup>
8.85 ft <sup>2</sup>

(5) Excluding balconies and terraces

Reduced headrooms

Calculations were based on RICS IPMS 1C standard. Please note that calculations were adjusted by a third party and therefore may not comply

GRAFTE 260

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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.