

## Avondale Road, Wavertree, L15



**For Sale - £179,950**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C72
- No Chain
- Recent Light Refurbishment
- Served by Excellent Transport Links
- Extended Dining Area off Kitchen
- Popular South Liverpool Location
- Downstairs W/C
- Rear Yard with Gated Access
- Local Shops and Amenities
- Ample On Street Car Parking
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Gas Oven, Gas Hob

### Description

A WELL PRESENTED AND EXTENDED 3 BEDROOM TERRACED PROPERTY BENEFITING FROM A RECENT LIGHT REFURBISHMENT.

Situated in Wavertree, a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Smithdown Road and Wavertree Playground (known locally as 'The Mystery'). Smithdown Road is a well established student quarter and offers a diverse selection of wine bars, restaurants, coffee shops, take aways, convenience stores and independent businesses. Wavertree is also home to many quality schools including Blue Coat, Liverpool's only grammar school, and can be within the catchment area of Liverpool College and King David. The suburb also offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, downstairs W/C, front living room, extended living/dining area off kitchen, modern fitted kitchen and a back yard with gated access. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

The property also benefits from gas central heating, some original period features and the added extra of using the front living room as a fourth bedroom due to the extended living space to the rear of the property.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

### Room Details

#### Living Room

4.33 x 3.60 metres (14' 3" x 11' 10")  
Bay window to the front aspect, laminate floor, fire place and radiator.

**Kitchen**  
2.90 x 2.57 metres (9' 7" x 8' 6")  
Range of wall and base units, tiled splash back and flooring, extractor hood, gas hob and oven, housing for appliances, sink with mixer tap and window to the rear.

**Extended Living Space**  
7.70 x 2.75 metres (25' 4" x 9' 1")  
Dining area, laminate flooring, radiator, fireplace, open plan to kitchen and extended living space, French doors to the rear yard and two sky lights.

**Bedroom One**  
3.90 x 3.00 metres (12' 10" x 9' 11")  
Carpet flooring, window to the front aspect, fitted wardrobes and radiator.

**Bedroom Two**  
3.80 x 3.10 metres (12' 6" x 10' 3")  
Window to the rear, carpet flooring, radiator and fitted wardrobes.

**Bedroom Three**  
2.70 x 2.02 metres (8' 11" x 6' 8")  
Carpet flooring, window to the front aspect and radiator.

**Bathroom**  
2.40 x 1.75 metres (7' 11" x 5' 9")  
Floor to ceiling tiles, W.C, shower over bath, hand wash basin, frosted window to the rear and towel heater.

Additional Images



Bedroom One



Bathroom



Living Room



Dining Area



Dining Area



Dining Area



Extended Living Space



Extended Living Space



W.c



Bedroom One



Bedroom Two



Bedroom Three



Rear Yard

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