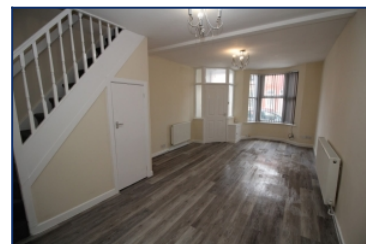


## Plumer Street, Wavertree, L15



**For Sale - £110,000 Offers in the Region of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D56
- No Chain - Ready to Buy!
- Recent Light Refurbishment
- Local Shops and Amenities
- Gas Central Heating
- Served by Excellent Transport Links
- Ideal First Time Buyer/Investment Property
- Two Double Bedrooms
- Early Viewing Advised!
- On Street Parking
- Back Yard with Gated Access

### 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

### Description

A WELL PRESENTED 2 BEDROOM TERRACED PROPERTY SITUATED IN THE POPULAR LIVERPOOL SUBURB OF WAVERTREE, L15.

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 property briefly comprises of; entrance vestibule, open plan living and dining room, fitted kitchen and family bathroom. To the first floor there are two double bedrooms. Externally, there is a back yard with gated access and on street car parking.

The property also benefits from partial double glazing and gas central heating.

As an investment, there is a lot of demand in the area for student lettings. Atlas Estate Agents do not specialise in student lettings and would recommend you speak to specialist student agencies in the area to establish rent levels, etc.

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

## Additional Images



Bedroom One



Living Room



Kitchen



Living Room



Bedroom Two

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.