

## Loreburn Road, Wavertree, L15



**For Sale - £200,000**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D66
- No Onward Chain
- Two Reception Rooms
- Sought After Wavertree Location
- Popular Residential Area
- Cast Iron Fireplaces
- Central Heating
- Excellent Transport Links
- Enclosed Rear Courtyard
- Close To Good Schools
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 52 square metres / 564 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating

### Description

No Onward Chain Situated In A Popular Residential Area.

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 and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops, takeaways, convenience stores and independent businesses. Wavertree is also home to great schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property comprises of; entrance hallway, living room, dining room and kitchen. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally, there is a rear enclosed yard.

The property also benefits from gas central heating and many original period features.

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

### Additional Images



Shower Room



Front Bedroom



Rear Yard



Kitchen



Rear Bedroom



Hallway



Rear Yard



Rear Yard

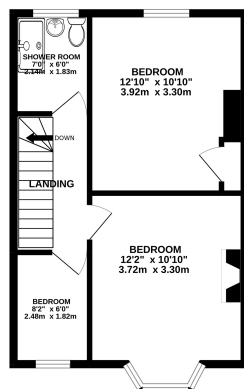
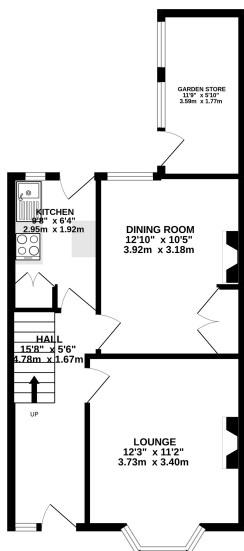


Bedroom

## Floor Plans

GROUND FLOOR  
489 sq ft (45.4 sq m) approx.

1ST FLOOR  
419 sq ft (38.9 sq m) approx.



TOTAL FLOOR AREA: 908 sq ft (84.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas, and other details are approximate and no responsibility is taken for any error or omission. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the ground.



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.