

Brereton Avenue, Wavertree, L15



For Sale - £260,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D67
- No Chain
- Driveway Parking for 2x Cars
- Served by Good Transport Links
- Double Glazing & Gas Central Heating
- Bright and Spacious Conservatory
- Large Rear Garden
- Close To Local Amenities
- Modern Fitted Kitchen and Bathroom
- Popular South Liverpool Location
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Description

AN EXTREMELY WELL PRESENTED EXTENDED 3 BEDROOM SEMI DETACHED 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 accommodation briefly comprises of; entrance hallway, front living room, dining room, modern fitted kitchen and conservatory. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there is a driveway providing off road parking for two cars and a large rear garden with an astroturf lawn.

The property also benefits from double glazing, gas central heating and no onward chain.

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

Room Details

Living Room
5.80 x 3.30 metres (19' 1" x 10' 10")

Dining Room
3.70 x 3.00 metres (12' 2" x 9' 11")

Conservatory
5.60 x 3.10 metres (18' 5" x 10' 3")

Kitchen
5.20 x 3.30 metres (17' 1" x 10' 10")

Bedroom One
3.30 x 3.20 metres (10' 10" x 10' 6")

Bedroom Two
3.70 x 2.80 metres (12' 2" x 9' 3")

Bedroom Three
3.30 x 2.70 metres (10' 10" x 8' 11")

Bathroom
2.80 x 1.70 metres (9' 3" x 5' 7")

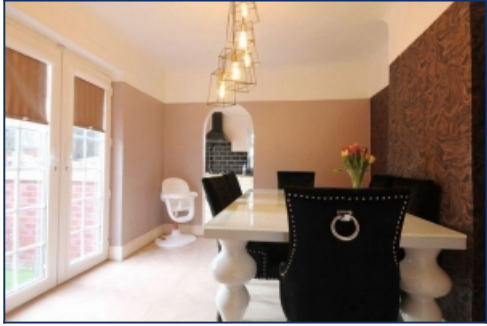
Additional Images



Garden



Living Room



Dining Room



Kitchen



Conservatory



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Garden



Garden



Garden

Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 67.0 SQ.M.
(722 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 41.1 SQ.M.
(443 SQ.FT.)

TOTAL APPROX. FLOOR AREA 108.2 SQ.M. (1164 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.