

Nook Rise, Wavertree, L15



For Sale - £300,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D61
- Sought After Location Of Wavertree Gardens
- Conservation Area
- Some Original Features
- Front & Rear Gardens
- Built In Wardrobes
- Double Glazed & Gas Central Heating
- Served By Good Transport Links
- Feature Stained Glass Window On Landing
- Off Road Parking
- Early Viewing Advised

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 68 square metres / 731 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £8 per annum
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: None
- Ground Rent: £8 per annum
- Leasehold Information: Lease Start Date: 1910

Description

**** FULLY AVAILABLE ****

A beautiful three bedroom property set in the popular sought after Conservation area of Wavertree Garden Suburb.

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 and kitchen/diner. To the first floor are two double bedrooms, a single bedroom and a shower room. Externally, there is a driveway along with front and rear gardens.

The property benefits from some original features and beautiful gardens.

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

Additional Images



Bathroom



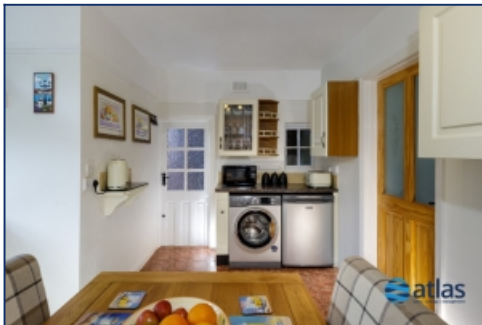
Bedroom



Rear Garden



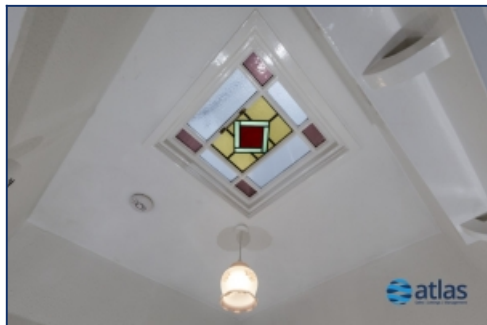
Reception



Kitchen



Kitchen



Sky Light



Bedroom



Bedroom



Bedroom



Rear Garden



Rear Garden



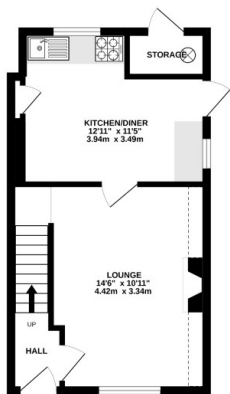
Rear Garden



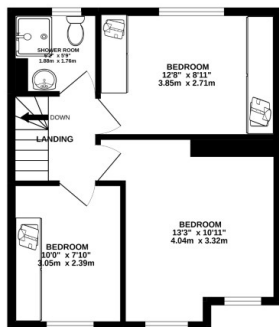
Rear Elevation

Floor Plans

GROUND FLOOR
336 sq ft. (31.2 sq.m.) approx.



1ST FLOOR
395 sq ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq ft. (67.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions or misstatements. This plan is for guidance only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements by inspection and measurement. The accuracy of the floorplan and measurements is not guaranteed. All dimensions are approximate and may vary without notice.



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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.