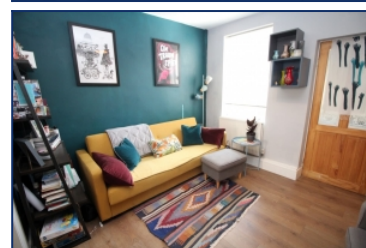


## Bligh Street, Wavertree, L15



**For Sale - £124,950**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: E43
- No Chain
- Finished to an Excellent Standard Throughout
- Served by Excellent Transport Links
- Upstairs Bathroom
- Two Double Bedrooms
- Local Shops and Amenities
- Ideal First Time Buyer/Investment Property
- Rear Yard with Gated Access
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 73 square metres / 787 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge/Freezer, Washing Machine, Dishwasher

### Description

\*\*\* FULLY AVAILABLE \*\*\* A STUNNING 2 BEDROOM TERRACED PROPERTY FINISHED TO A HIGH STANDARD THROUGHOUT.

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, living room, dining room and spacious fully fitted kitchen. To the first floor there is a double bedroom and a family bathroom. To the second floor there is a second double bedroom. Externally, there is a back yard with gated access and on street car parking.

The property also benefits from 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!

## Room Details

### Living Room

3.62 x 3.57 metres (11' 11" x 11' 9")

Bay window to the front aspect, laminate flooring and radiator.

### Dining Room

3.12 x 3.57 metres (10' 3" x 11' 9")

Laminate flooring, staircase, window to the rear and staircase.

### Kitchen

4.50 x 1.94 metres (14' 10" x 6' 5")

Range of wall and base units, tiled floor and walls, electric induction hob, electric oven, extractor hood, fridge freezer, washing machine, integrated dishwasher, sink with mixer tap, radiator and two windows and door to the rear.

### Bedroom One

3.58 x 3.57 metres (11' 9" x 11' 9")

Window to the front aspect, carpet flooring, wardrobes and radiator.

### Bathroom

Frosted window to the rear, cupboard housing the boiler, shower over bath, W.C, hand wash basin with vanity unit and towel heater.

### Bedroom Two

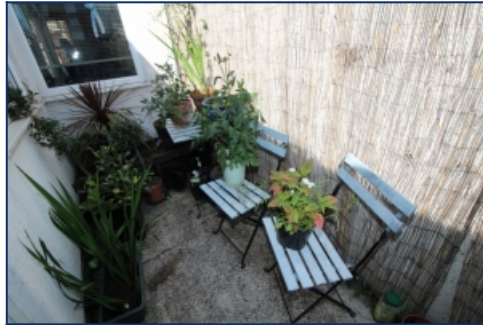
3.64 x 3.57 metres (12' 0" x 11' 9")

Carpet flooring, Velux window and radiator.

## Additional Images



Bathroom



Rear Yard



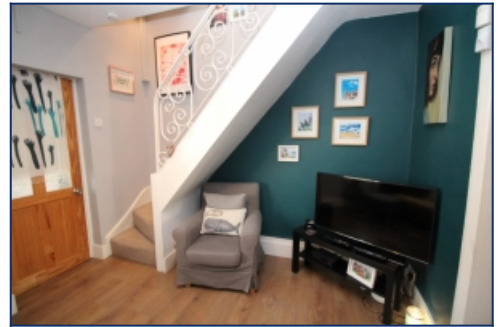
Dining Room



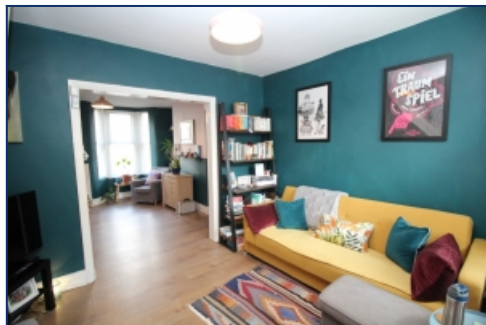
Dining Room



Dining Room



Living Room



Living Room



Kitchen



Kitchen



Bedroom One



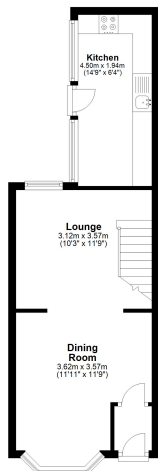
Bedroom Two



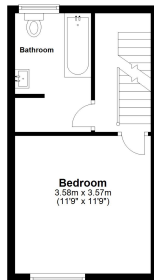
Bedroom Two

## Floor Plans

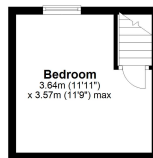
Ground Floor



First Floor



Second Floor



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

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.