

Wavertree Nook Road, Wavertree, L15



For Sale - £280,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Glorious, Immaculate Cottage Exterior
- Well Presented Front Garden
- Beautiful Open Plan Lounge with Gas Fireplace and Dining Room Area with Archway to Separate
- A Generously Sized Contemporary Kitchen, Abundant in Storage Options
- Attractive, Established Trees/Shrubs in Rear Garden
- Contemporary Family Bathroom
- Three Bright and Airy Bedrooms - Well Proportioned, with the Third Perfect for Home Office
- Located in the Sought After Area of Wavertree L15

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 862 square feet / 80 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Description

Atlas Estate Agents are delighted to present this exquisite terraced house, nestled on the charming Wavertree Nook Road in the highly sought-after L15 area. This beautifully presented property is an ideal family home, offering a seamless blend of contemporary living and classic charm, all with the added benefit of no onward chain.

As you approach the house, you'll be captivated by the immaculate cottage-style exterior, framed by a well-tended front garden that adds a touch of serenity to the home. Step inside to discover a beautiful open-plan lounge and dining room, where an inviting gas fireplace becomes the focal point of the space. The archway leading to the dining area creates a natural flow, perfect for entertaining or enjoying family meals.

The heart of the home is undoubtedly the generously sized, contemporary kitchen. Designed with both style and functionality in mind, it offers abundant storage options and ample workspace, making it a haven for any home chef.

Upstairs, the accommodation is arranged over two floors and comprises three bright and airy bedrooms. Each room is well proportioned, providing ample space for comfortable living. The third bedroom, smaller yet equally charming, is perfectly suited for use as a home office, catering to the demands of

modern life. The family bathroom, offering a relaxing retreat.

To the rear, the garden is a true oasis, featuring attractive and established trees and shrubs that provide both privacy and a lovely backdrop for outdoor activities.

This property is not just a house, but a home that offers a wonderful lifestyle in a vibrant community. With its glorious exterior, modern interiors, and prime location, it is a rare find in Wavertree L15. Don't miss the opportunity to make this your new home.

Additional Images



Dining Room



Back Garden



Entrance Hall



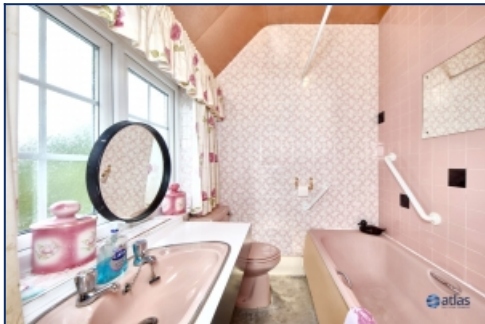
Lounge



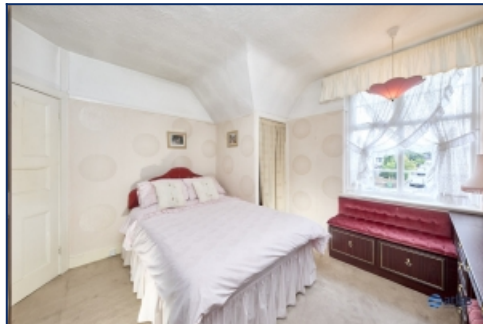
Kitchen



Landing



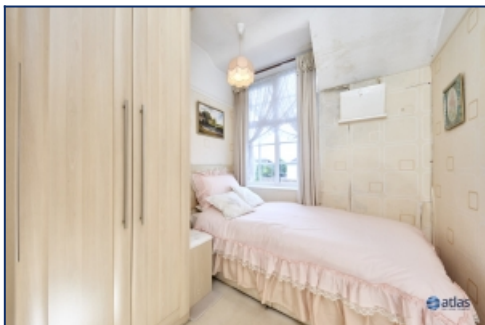
Bathroom



Bedroom 1



Bedroom 1

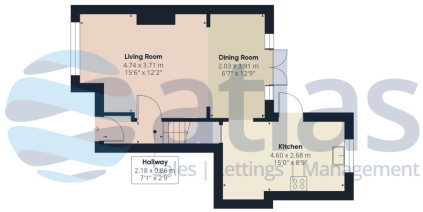


Bedroom 3

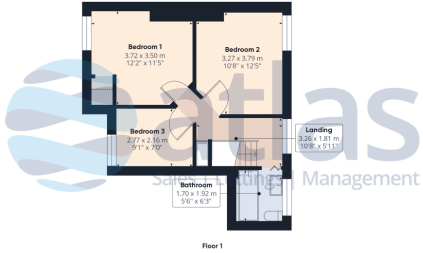


Back Garden

Floor Plans



Ground Floor



Floor 1

Approximate total area¹
80.12 m²
862.4 ft²

(1) Excluding balconies and terraces

Bedroom 3
Bedroom 1 & m/e5 N

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GEMF/ESA0

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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.