

## Nithsdale Road, Wavertree, L15



## For Sale - £240,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Charming Front Reception Room with Bay Window, Perfect for Natural Light
- Elegant Period Features Throughout, Including Picture Rails, Ornate Coving, and Hardwood Doors
- Modern Fitted Kitchen with Integrated Gas Hob and Electric Oven
- Three Generously Proportioned Bedrooms, Ideal for Families or Professionals
- Stylish, Traditional Bathroom Featuring a Bath with Overhead Shower
- Original Victorian Fireplace Adding Character to the Rear Bedroom
- Prime Location Near Excellent Amenities - Just a 1-Minute Walk to Bustling Smithdown Road
- Conveniently Located - 10-Minute Drive to the City Centre
- Close to Nature - Only a 5-Minute Walk to Nearby Green Spaces
- Superb Transport Links, with Numerous Popular Bus Routes Along Smithdown Road

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 840 square feet / 78 square metres
- 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, Gas Hob

### Description

Atlas Estate Agents proudly presents this charming terraced house, nestled on the ever-popular Nithsdale Road in the heart of Wavertree, L15.

Bursting with character and brimming with potential, this delightful property offers a perfect blend of period charm and modern convenience. Spanning two floors, the home provides ample space for families or professionals alike, with accommodation comprising three bedrooms, two reception rooms, a modern kitchen, and a stylish bathroom.

The front reception room greets you with its elegant bay window, flooding the space with natural light, while ornate coving, picture rails, and hardwood doors evoke the timeless allure of a bygone era. The second reception room offers a cosy retreat, ideal for entertaining or quiet evenings in.

The modern fitted kitchen boasts sleek cabinetry, an integrated gas hob, and an electric oven, ensuring culinary adventures are a breeze. Upstairs, three spacious bedrooms provide versatile living options, with the rear bedroom benefiting from a feature fireplace that adds a touch of vintage charm. The bathroom combines traditional style with functionality, featuring a bath and overhead shower.

Situated in a prime location, this home is mere steps from the vibrant Smithdown Road, offering an array of cafes, shops, and restaurants. Excellent transport links make commuting a breeze, with numerous bus routes just moments away and Liverpool city centre a short 10-minute drive. Nature lovers will appreciate the proximity to nearby green spaces, perfect for leisurely strolls or weekend relaxation.

This property truly offers the best of both worlds - timeless elegance and modern convenience, all in a thriving neighbourhood. Don't miss the chance to make this gem your new home. Contact Atlas Estate Agents today to arrange your viewing.

## Additional Images



Entrance Hallway



Back Reception Room



Kitchen



Bedroom 1



Landing



Bedroom 1



Bedroom 2



Bedroom 3

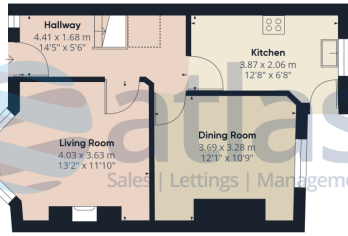


Rear Yard

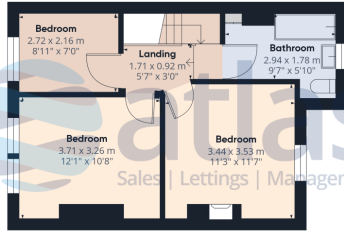


Rear Yard

## Floor Plans



Ground Floor



Floor 1

**Approximate total area\***

78.01 m<sup>2</sup>  
839.69 ft<sup>2</sup>

**Reduced headroom**

0.00 m<sup>2</sup>  
7.43 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom

Below 1.9 m/5'8"

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.

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