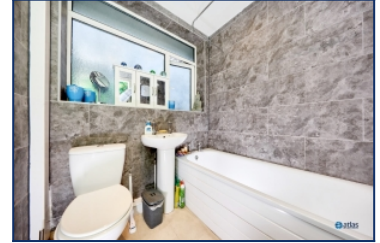


## Old Mill Close, Wavertree, L15



## For Sale - £190,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- No Onward Chain for a Hassle-Free Purchase
- Spacious Lounge and Dining Area
- Modern Kitchen with Gas Hob and Electric Oven
- Two Generous Double Bedrooms with Fitted Wardrobes
- Third Bedroom Ideal as a Home Office or Child's Room
- Contemporary Tiled Bathroom with Bath and Overhead Shower
- Low-Maintenance Paved Yard
- Excellent Opportunity to Add Your Personal Touch
- Double Glazing and Gas Central Heating Throughout
- Situated in the Desirable L15 Area Close to Amenities, Outstanding Schools, Local Green Spaces, and Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 806 square feet / 75 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Atlas Estate Agents are delighted to present this charming three-bedroom terraced home, nestled in the sought-after Old Mill Close, Wavertree, L15. This inviting property offers a perfect opportunity for those looking to make their mark on a new home, with no onward chain ensuring a smooth and hassle-free purchase.

Step inside to find spacious accommodation arranged over two floors, starting with a generous lounge and dining area – an ideal space for relaxing with family or entertaining friends. The heart of the home is a modern kitchen, complete with sleek fittings, a gas hob, and an electric oven, ready for culinary creations.

Upstairs, the property boasts two spacious double bedrooms, both featuring fitted wardrobes for convenient storage, while the third bedroom provides flexibility as a home office, nursery, or child's room. A contemporary family bathroom, finished with stylish tiling, offers a bath with an overhead shower, catering to both comfort and practicality.

To the rear, you'll discover a low-maintenance paved yard, perfect for summer evenings or a spot of morning coffee. Additional benefits include double glazing and gas central heating throughout, ensuring year-round comfort and efficiency.



Positioned in the highly desirable L15 area, this home enjoys fantastic access to local amenities, outstanding schools, green spaces, and excellent transport links for commuters. Whether you're a first-time buyer or looking for your next move, this is an excellent opportunity to add your personal touch and transform this property into your dream home.

Early viewing is highly recommended to fully appreciate the potential and charm this delightful home has to offer.

Additional Images



Bedroom



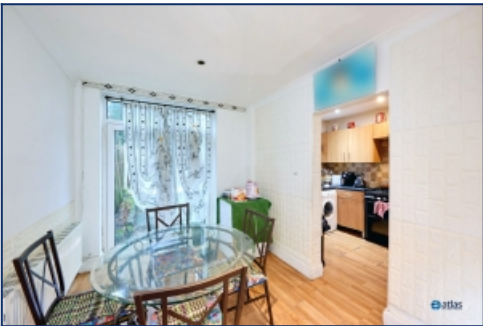
Yard



Lounge



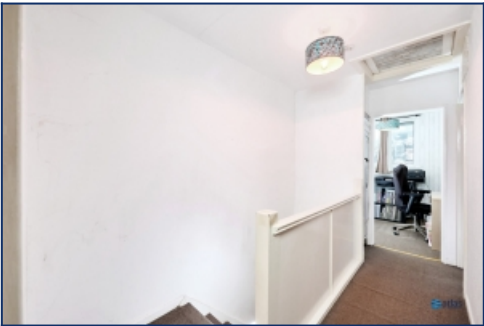
Lounge



Dining Room



Kitchen



Landing



Bedroom



Bedroom



Yard

Floor Plans



Approximate total area<sup>n</sup>  
74.85 m<sup>2</sup>  
805.68 ft<sup>2</sup>

Reduced headroom  
1.47 m<sup>2</sup>  
no. m<sup>2</sup> 0.3

(7) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/s

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CRAFT 340



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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.