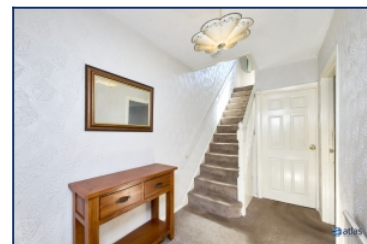


## Pollard Road, Wavertree, L15



**For Sale - £170,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Excellent Opportunity to Add Value Through Refurbishment
- Spacious Front Reception Room
- Well Presented Kitchen with Integrated Electric Hob and Oven
- Three Spacious Bedrooms
- Family Bathroom with Walk-In Shower
- Spacious Private Back Garden
- Excellent Transport Links - 10 Minute Walk to Wavertree Technology Park Railway Station
- Close to Plenty of Local Schools and Green Spaces

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 80 square metres / 866 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 06/11/1972 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 05/11/2971 (approx)
- Lease Term Remaining: 946 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Atlas Estate Agents proudly presents this charming terraced house for sale on Pollard Road, Wavertree, L15. An excellent opportunity for those looking to add value through refurbishment, this property offers spacious accommodation arranged over two floors, ready to be transformed into your dream home.

Upon entrance, you are welcomed by a generously proportioned reception room, perfect for family gatherings and cosy nights in. The well-presented kitchen is equipped with an integrated electric hob and oven, making meal preparations a delight.

The first floor boasts three spacious bedrooms, each providing ample room for relaxation and personalisation. The family bathroom features a modern walk-in shower, ensuring convenience and comfort for all residents.

One of the standout features of this property is the expansive private back garden, offering a tranquil retreat for outdoor activities, gardening, or simply enjoying a sunny afternoon.

With no onward chain, this property is ideal for those eager to make a swift move. The location is unbeatable, with excellent transport links including a mere 10-minute walk to Wavertree Technology Park Railway Station. The area is also well-served by local schools and green spaces, making it perfect for families.

Don't miss this unique opportunity to create a home tailored to your tastes and needs. Contact Atlas Estate Agents today to arrange a viewing and start envisioning your future in Pollard Road.

Additional Images



Kitchen



Kitchen



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Back Garden



Back Garden

Floor Plans



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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.