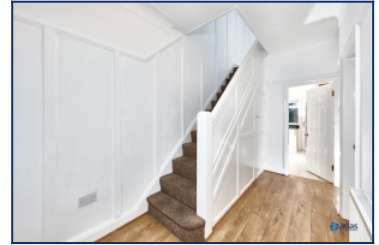


## Mendip Road, Wavertree, L15



## For Sale - £280,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Charming Three-bedroom Semi-detached Home
- Bright and Airy Lounge Featuring a Large Bay Window
- Generously Sized Additional Reception Room
- Modern Kitchen with Integrated Appliances
- Three Well-proportioned Double Bedrooms
- Convenient Under Stair Storage Area
- Offered with No Onward Chain
- Easy-to-maintain Rear Garden

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 83 square metres / 889 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £4 per annum
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 30/07/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 29/07/2935 (approx)
- Lease Term Remaining: 910 year(s) (approx)
- Service Charge: None
- Ground Rent: £4 per annum
- Leasehold Information: No Service Charge

Ground rent is £4pa with no increase

### Description

A Charming Semi-Detached Family Home on Mendip Road, Wavertree, Liverpool

Atlas Estate Agents are delighted to present this charming three-bedroom semi-detached home located on the sought-after Mendip Road in Wavertree,

Liverpool. Combining modern conveniences with timeless appeal, this property offers a versatile and comfortable living space perfect for families or professionals.

Upon entering, a welcoming entrance hall sets the tone for the rest of the property, offering a warm and inviting atmosphere. The bright and airy lounge, featuring a large bay window, is the ideal spot to relax with family or entertain guests. The second generously-sized reception room offers further flexibility, whether as a formal dining space or an additional sitting room. The modern kitchen, fitted with integrated appliances, ensures practicality and style for culinary enthusiasts.

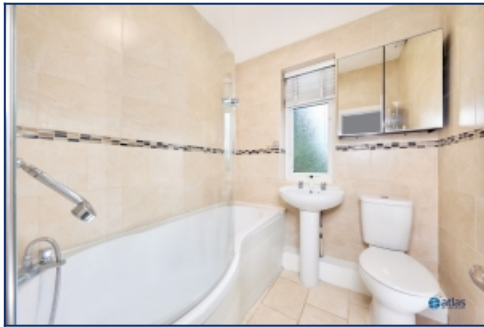
The accommodation is thoughtfully arranged across two floors. Upstairs, you will find three well-proportioned bedrooms, all benefiting from ample natural light. Two of these are spacious doubles, while the third makes an ideal child's room, guest space, or home office. A modern three-piece bathroom completes the upstairs accommodation.

Outside, the easy-to-maintain rear garden provides a tranquil escape with a paved patio, perfect for outdoor dining or relaxing in the sun. There's also an outbuilding, offering additional storage or the potential for a hobby room or a work from home office.

Situated in the vibrant area of Wavertree, this property benefits from proximity to Allerton Road, known for its trendy restaurants, boutique shops, and convenient amenities. Excellent transport links and highly regarded local schools make this location highly desirable.

Offered with no onward chain, this delightful home is ready for you to move in and make it your own. Don't miss your chance to view this property - contact Atlas Estate Agents today!

## Additional Images



Bathroom



Bedroom 1



Entrance Hallway



Back Living Room



Kitchen



Landing



Bedroom 2



Bedroom 3



Rear Garden



Rear Garden

# Floor Plans



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.