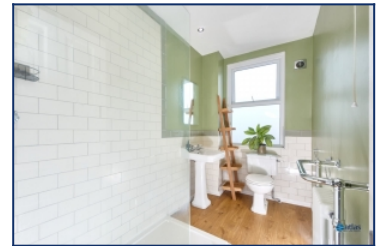


## Lawrence Road, Wavertree, L15



## For Sale - £175,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Lovely, Well-Presented Home in Fantastic Location L15
- Open Plan Kitchen Diner with Door to Rear Yard
- Fully Fitted Kitchen with Integrated Fridge Freezer, Dishwasher and Washing Machine
- Spacious Front Reception Room with Bay Window
- Original Hardwood Flooring in Entrance Hallway
- Stunning, Traditionally Styled Bathroom with Walk-in Shower
- Spacious Loft Room with Staircase Up
- 10 Minutes Drive to City Centre
- Double Gate to Rear Yard for Vehicle Parking
- 5-Minute Walk from Smithdown Road - Plenty of Local Bars, Restaurants and Shops

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 1,077 square feet / 100 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Gated
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Description

Atlas Estate Agents are delighted to bring to market this beautifully presented terraced house on Lawrence Road, Wavertree, L15. Combining period charm with modern living, this versatile property offers an exceptional opportunity to call one of Liverpool's most vibrant neighbourhoods home.

As you step through the entrance hallway, the original hardwood flooring immediately sets the tone for the character and quality throughout. The spacious front reception room, with its elegant bay window, provides a warm and inviting space to relax or entertain guests. Beyond, the open-plan kitchen diner is a true highlight, featuring a sleek, fully-fitted kitchen complete with integrated appliances, including a fridge freezer, gas hob, and electric oven. The dining area opens directly onto a private rear yard, which has a double gate to allow for vehicle parking.

Upstairs, you'll find three well-proportioned bedrooms, each offering plenty of space and versatility. The stunning bathroom has been thoughtfully designed in a traditional style, boasting a luxurious walk-in shower that blends practicality with sophistication.

The property's third floor reveals a spacious loft room, accessed via a staircase, offering additional living space that could serve as a home office, playroom, or guest bedroom.

Perfectly positioned, this property is just a 10-minute drive to Liverpool city centre and only a 5-minute walk to Smithdown Road, with its lively mix of local bars, restaurants, and shops. Lawrence Road itself is ideally situated for access to all essential amenities, making it an ideal home for families, professionals, or first-time buyers.

This is a rare opportunity to own a well-presented, characterful home in a fantastic location. Early viewing is highly recommended!

## Additional Images



Loft Room



Kitchen



Entrance Hallway



Front Reception Room



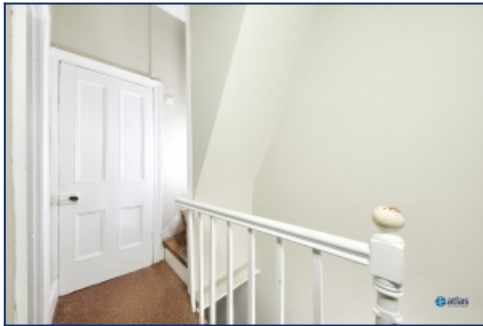
Kitchen



Bedroom 1



Kitchen



Landing



Bedroom 3



Bedroom 2



Rear Yard



Rear Yard

## 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.