

## Seaman Road, Wavertree, L15



**For Sale - £130,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Bright and Airy Front Reception Room
- Open Plan Rear Reception Room
- Contemporary Open Plan Fitted Kitchen
- Convenient Downstairs Family Bathroom
- Convenient Downstairs Storage Room
- Three Good Sized Bedrooms
- Rear Courtyard
- Well Maintained and Situated in a Quiet Cul-de-sac
- Located in the Sought After Area of L15 - Close to a Wealth of Amenities, Great School, Local Green Spaces and Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 33 square metres / 360 square feet
- 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 Cooker, Electric Hob (Ceramic)

### Description

Welcome to this charming terraced house on Seaman Road, Wavertree, brought to the market by Atlas Estate Agents. This delightful property is available for sale with no onward chain, making it an ideal choice for those seeking a seamless move.

Arranged over two floors, the accommodation boasts a bright and airy front reception room, perfect for relaxing or entertaining guests. The contemporary open plan fitted kitchen, which flows seamlessly into the open plan rear reception room, forms the heart of the home, offering a stylish and functional space for family gatherings.

The ground floor also features a convenient family bathroom and a handy storage room, enhancing the practicality of the living space. Upstairs, you'll find three good-sized bedrooms, providing ample room for a growing family or accommodating guests.

Step outside to discover a tranquil rear courtyard, offering a private outdoor retreat in this well-maintained property, situated in a quiet cul-de-sac. The house benefits from its location in the sought-after area of L15, close to a wealth of amenities, excellent schools, local green spaces, and superb transport links.

This lovely home combines comfort and convenience in a peaceful setting, presenting a wonderful opportunity for those looking to settle in a vibrant and well-connected neighbourhood.

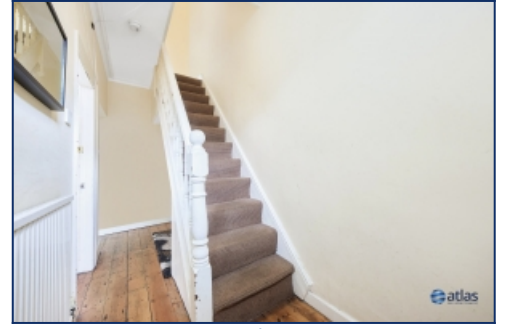
## Additional Images



Bedroom 2



Bedroom 3



Stairs



Back Reception Room



Back Reception Room



Kitchen



Bathroom



Landing



Bedroom 1

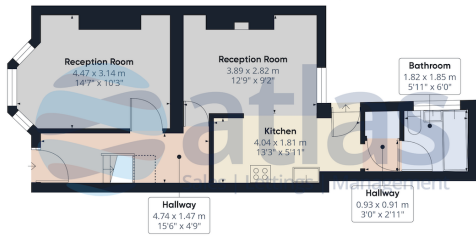


Courtyard



Courtyard

## Floor Plans



Approximate total area\*

75.91 m<sup>2</sup>

817.09 ft<sup>2</sup>

Reduced headroom

0.60 m<sup>2</sup>

4.84 ft<sup>2</sup>

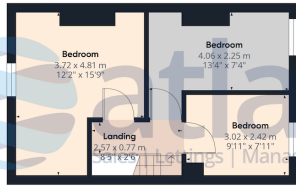
(\*) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate and in doubt. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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