



## Wavertree Nook Road, Wavertree Gardens, L15 7LJ

- Traditional Three Bedroom Semi Detached Family Home
- Boasting a Weath of Style, Charm & Character
- Impressive Extended Formal Dining Room
- Luxurious Family Bathroom & En Suite
- Highly Desirable & Affluent Location - Close to Amenities
- Inviting Family Lounge with Parquet Flooring
- Modern Fitted Kitchen & Utility Room
- Off Road Parking & Landscaped Rear Garden



£365,000

































## **Description**

Nestled in the highly coveted conservation area of Wavertree Gardens, L15, this exquisite three-bedroom semi-detached family home is proudly introduced to the market by Move Residential. Positioned on Wavertree Nook Road, the property exudes timeless charm, seamlessly fusing striking original features with a contemporary design. Enhanced by a generous plot, this charming residence promises to be the ideal forever home for a fortunate buyer. Boasting a well-thought-out layout, the property comprises a welcoming porch, an entrance hallway that sets the tone, and a captivating family lounge adorned with stunning original Parquet flooring. The impressive extended formal dining room bathes in natural light, thanks to its Atrium-style roof, floor-to-ceiling windows, and bi-folding doors that open to the delightful rear garden. Flowing seamlessly from the dining room, the open-plan modern fitted kitchen features stylish wall and base units, complementing worktops, and ample workspace. The ground floor is further complemented by a convenient utility room with a WC. As you venture to the first floor, you will find two generously sized and well-presented double bedrooms and an expansive and luxurious four piece family bathroom suite with a freestanding plunge bath tub, a walk in shower cubicle with stylish metro briquette tiles to the walls. At the pinnacle of the property, to the second floor, there is a converted loft room which provides a third double bedroom that benefits from access to a private en suite bath room. Externally, to the front of the property, a smartly tarmacked driveway provides ample off road parking; whilst to the rear, there is a lovely landscaped rear garden with a flagged patio area. Further benefits to the property include double glazing and gas central heating throughout.

## **Location**

Primarily made up of semi-detached and detached houses, Wavertree Garden Suburb has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Domesday book and still home to the only remaining medieval church in Liverpool, Childwall and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

#### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.