



## Daffodil Road, Wavertree, Liverpool, L15 6UG

- Beautifully Presented Three Bedroom Semi Detached Home
- Open Plan Kitchen Diner with Integrated Appliances
- Modern Three Piece Family Bathroom Suite
- Popular Residential Location
- Bay Fronted Family Lounge with Feature Fireplace
- Three Generously Sized Bedrooms
- Beautifully Maintained Rear Garden
- Double Glazed & Gas Central Heating Throughout



£250,000

























## **Description**

Move Residential are delighted to introduce to the sales market this stunning three bedroom semi detached family home, located on Daffodil Road in the popular residential area of Wavertree, L15. Immaculately presented throughout, this beautiful property is finished to an exacting standard and would prove to be an ideal purchase for one very lucky buyer. In brief, the property comprises; an inviting entrance hallway, a bay fronted family reception room, an impressive open plan kitchen and diner; complete with a range of wall and base units, a variety of integrated appliances and plentiful work surface space. The property continues to impress as you ascend to the first floor, where you will find two beautifully presented double bedrooms, a well proportioned single bedroom and a contemporary style three piece family bathroom suite. Externally, to the rear of the property, there is an impressively spacious and neatly manicured laid to lawn garden with a flagged patio area providing an ideal spot for outdoor entertaining with friends and family,

## **Location**

A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals are drawn to the outskirts of Wavertree where a selection of first time buyer and family semi or detached properties can be found, along with character properties in Wavertree Garden Suburb (off Thingwall Road) and Wavertree Village (off Picton Road). Open space includes Greenbank Park and Wavertree Playground - known locally as The Mystery due to the anonymous nature of the donor of the land - which includes Wavertree Sports Park with Liverpool Aquatics, Liverpool Tennis and Wavertree Athletics Centres. Smithdown Road and Picton Road provide a wide variety of pubs, bars, eateries and shops, including a large Asda Supermarket, and a library. Schools include the historic Blue Coat School and King David High School. Wavertree Technology Park train station has regular services into Liverpool and out to Manchester, buses into the City are frequent and take less than 15 minutes. As with all of south Liverpool, the M62 and John Lennon Airport are also easily reached.



**Entrance Hall -**

Wood framed double glazed Rock door to front aspect, wood laminate flooring, radiator, under stairs storage cupboard.

**Reception One - 11' 8" x 14' 0" (3.564m x 4.270m)**

UPVC double glazed window to front aspect, radiator, wood laminate flooring.

**Open Plan Reception Two/Kitchen 12' 8" x 11' 3" (3.862m x 3.425m)**

UPVC double glazed French doors to rear aspect, wood laminate flooring, radiator.

**Kitchen - 10' 2" x 6' 10" (3.095m x 2.094m)**

UPVC double glazed window to rear aspect, wood laminate flooring, mix of wall and base units, sink and drainer, gas hob and oven, integrated fridge freezer.

**Bedroom One - 13' 3" x 11' 2" (4.048m x 3.403m)**

UPVC double glazed window to front aspect, radiator, wood laminate flooring.

**Bedroom Two - 11' 9" x 11' 2" (3.581m x 3.416m)**

UPVC double glazed window to rear aspect, wood laminate flooring.

**Bedroom Three - 6' 8" x 9' 8" (2.033m x 2.941m)**

UPVC double glazed window to rear aspect, radiator.

**Bathroom - 6' 8" x 6' 7" (2.036m x 2.015m)**

UPVC double glazed window to rear aspect, WC, wash basin, fully tiled, ceramic tiled floor, bath and shower.

**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.