



Southway, Wavertree Gardens, L15 7JA

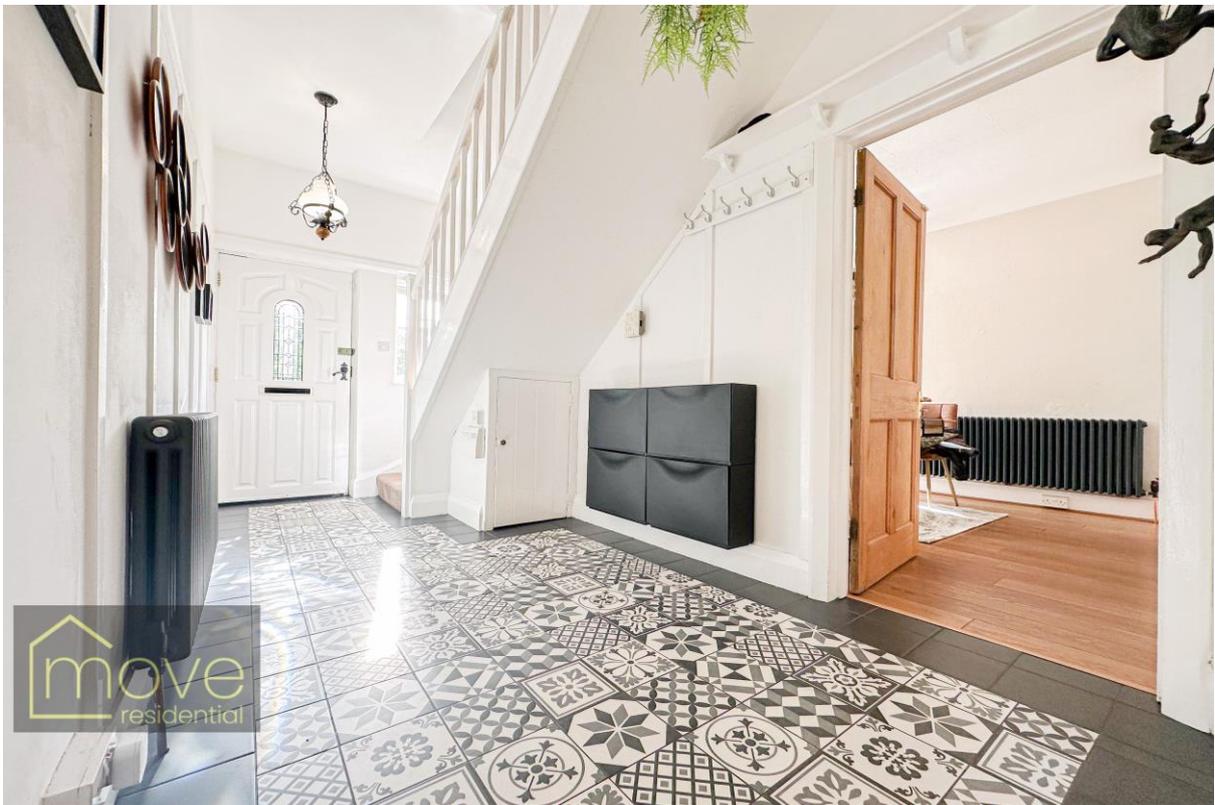
- Charming Four Bedroom Semi Detached Property
- Bursting with Character & Charm with Original Features
- Modern Kitchen with Sleek Fitted Units & Utility Area
- Luxurious Tiled Three Piece Family Bathroom Suite
- Located in Highly Favoured Area of Wavertree Gardens
- Entrance Hall, Dining Room & Spacious Through Lounge
- Three Generously Sized Double Bedrooms & Single
- Enchanting Gardens, Off Road Parking & Garage



Offers Over £400,000



move
residential



move
residential



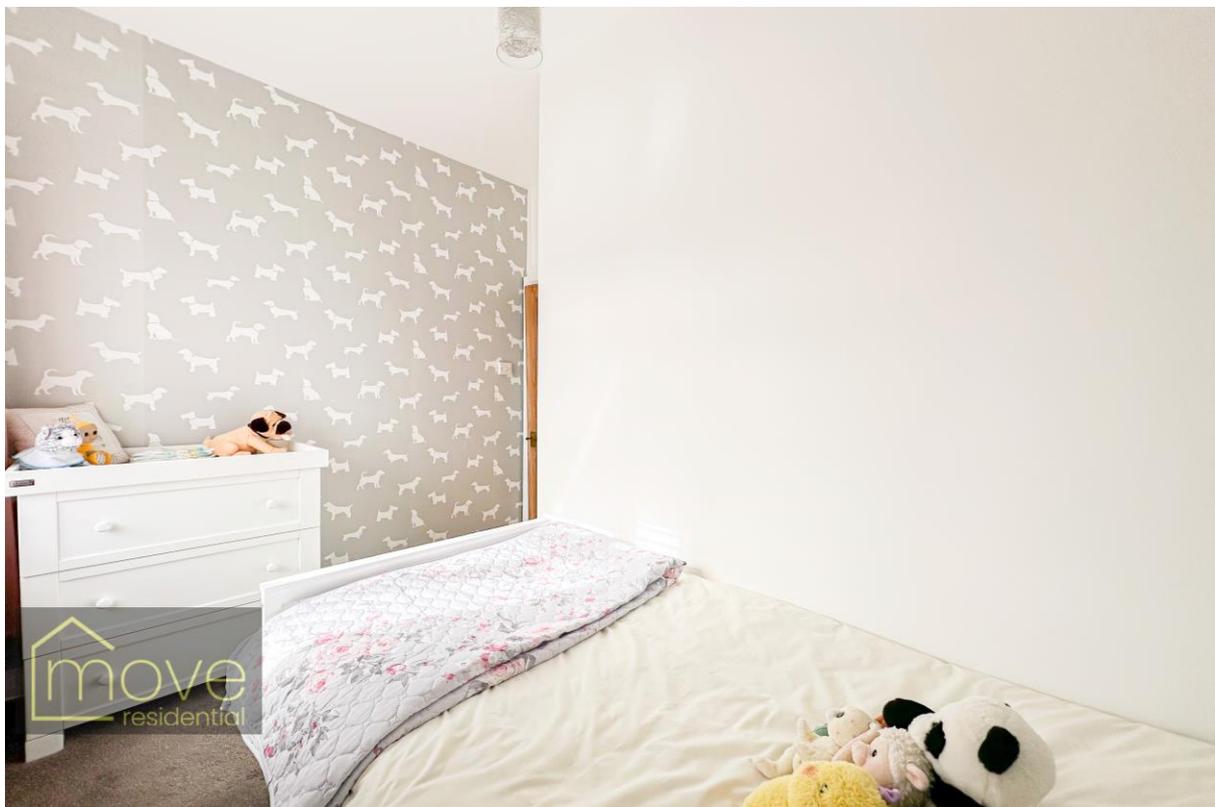


















Description

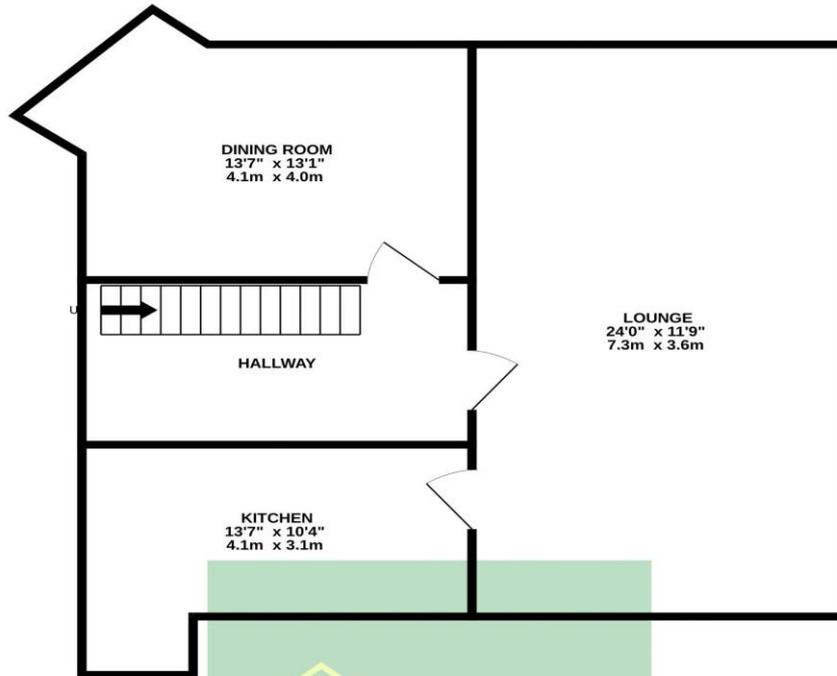
Enjoying an idyllic location on Southway, a delightful tree lined road situated within the highly favoured area of Wavertree Gardens Suburb, L15, is this beautiful four bedroom semi detached home, welcomed to the sales market courtesy of appointed agents, Move Residential. This cottage style property boasts an enchanting frontage, surrounded by an immaculately landscaped front garden providing a serene spot to enjoy the sun. Inside, this home offers spacious and impeccably presented accommodation throughout, with thoughtfully designed interiors that are in keeping with the heritage of the property, showcasing a plethora of original features whilst blending them seamlessly with some more modern design aspects. You are greeted into the property by a striking entrance hall that makes a fabulous first impression, boasting stylish patterned floor tiles, leading into the front reception room, which is currently in use as an elegant dining room, presenting the perfect setting for family mealtimes and entertaining guests. The room has been tastefully decorated and features a charming window seat nestled into the bay window which floods the room with natural light. Following this is a spacious through lounge bursting with character, with exposed brickwork, wooden beams and a feature fireplace taking centre stage, complemented with more contemporary design elements. Completing the ground floor is a modern kitchen featuring a range of sleek fitted base and wall units, and plentiful worktop space, along with a convenient utility area. The unique charm continues to the first floor, where you will find three spacious and beautifully presented double bedrooms, all finished to an impeccable standard, and a well-proportioned single bedroom. Concluding the interior of the property is a luxurious three-piece family bathroom suite featuring a spectacular spa bathtub. The property is further enhanced by the picturesque outdoor environment that surrounds it. The rear garden is equally as attractive as the front, made up of a raised decking area that provides the perfect setting for al-fresco dining in the warmer months, along with a neatly maintained lawn area. This home further benefits from off road parking along with a detached garage accommodating additional storage space. This unique and characterful property promises to be an enviable future residence for a family looking for their forever home.

Location

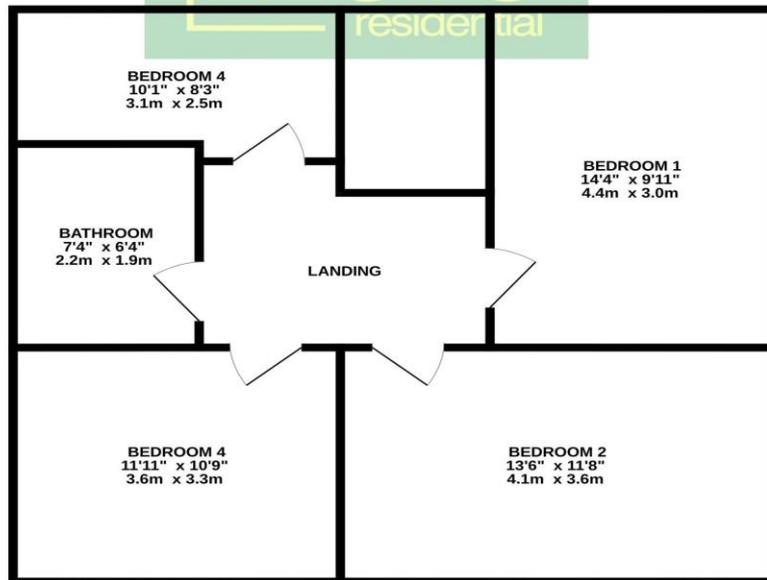
Primarily made up of semi-detached and detached houses, Wavertree Garden Suburb has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, 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 Doomsday 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.

Floor Plan

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	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.