



## 28 Sunningdale Road

Wavertree, Liverpool, L15 4HJ

**Offers over £120,000**



Abode are delighted to offer for sale this OUTSTANDING 2 bedroom end terraced property which is not to be missed. Situated just off Rathbone Road in Wavertree the property is ideally located close to a wealth of amenities including transport links (Wavertree Technology Park), local & major shops and local schools.

Accommodation briefly comprises; through lounge/dining room, with fitted kitchen. Upstairs are two bedrooms, and a bathroom. To the rear is a walled yard. Being sold with NO CHAIN an internal inspection is HIGHLY RECOMMENDED.

FREEHOLD  
Council Tax Band A



Entrance Porch

Door to front. Access to lounge.

Lounge/Dining Room 20'3" x 12'5" (6.19 x 3.80)

Upvc double glazed window to front. Staircase to first floor. 2 radiators. Gas fire. Wood effect flooring.

Kitchen 11'5" x 5'0" (3.50 x 1.53)

Upvc double glazed window to rear with upvc door. Range of wall and base units. Integrated oven and hob. Stainless steel sink unit. Plumbing for washing machine.

First Floor

Landing with access to all rooms.

Bedroom 1 12'5" x 9'3" (3.79 x 2.84)

Upvc double glazed bay window to front. Radiator.

Bedroom 2 10'4" x 6'8" (3.15 x 2.05)

Upvc double glazed bay window to rear. Radiator. Wood effect flooring.

Bathroom

Panel bath with overhead shower. Low level wc. Pedestal wash basin. Tiled to compliment.

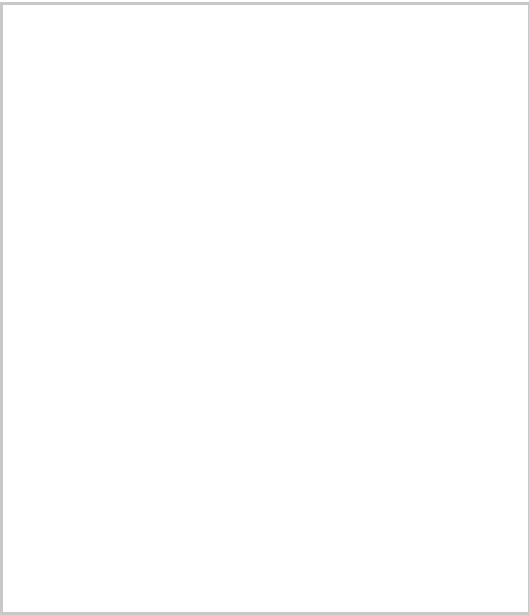
Outside

Yard

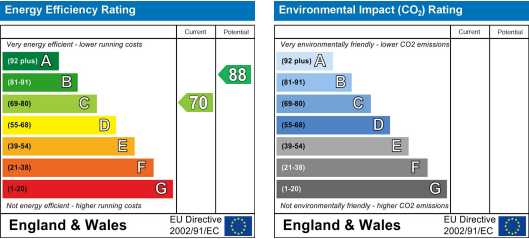
Area Map



Floor Plans



Energy Efficiency Graph



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