



102 Wavertree Nook Road, L15

Offers Over £425,000



**STAPLETON  
DERBY**

Situated in one of L16's most sought-after residential areas, Wavertree Nook Road presents a beautifully extended and exceptionally versatile four-bedroom family home, complete with a dedicated dressing room. Ideally positioned close to a wide range of local amenities, reputable schools, excellent transport links and motorway connections, this property offers both convenience and an enviable lifestyle.

The accommodation begins with a welcoming porch leading into a spacious entrance hallway, setting the tone for the well-presented interiors throughout. The ground floor boasts a comfortable living room along with an additional reception room, offering flexibility for use as a home office, playroom or even a downstairs bedroom if required. The true heart of the home is the stunning open-plan kitchen and dining area, thoughtfully designed to incorporate a seating space and enhanced by bi-folding doors that open seamlessly onto the rear garden, creating an ideal setting for both everyday living and entertaining. A utility room and a modern downstairs bathroom further enhance the practicality of the layout.

To the first floor, the property continues to impress with four well-proportioned bedrooms, including a principal bedroom benefitting from its own ensuite. A stylish family bathroom serves the remaining bedrooms, while an additional room has been cleverly configured as a dressing room, complete with fully fitted wardrobes, adding a touch of luxury and organisation.

Externally, the front of the property provides off-road parking along with convenient side access, while to the rear there is a generous garden with a patio area, perfect for outdoor dining and relaxation.

The property is offered for sale as freehold with EPC to be confirmed, making it an outstanding opportunity for families seeking a spacious and move-in-ready home in a prime South Liverpool location.

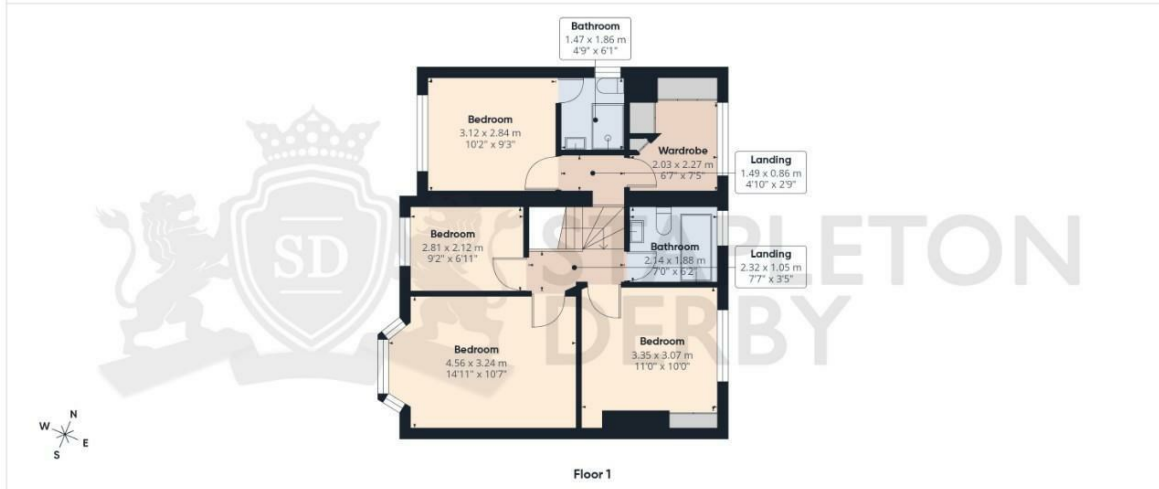
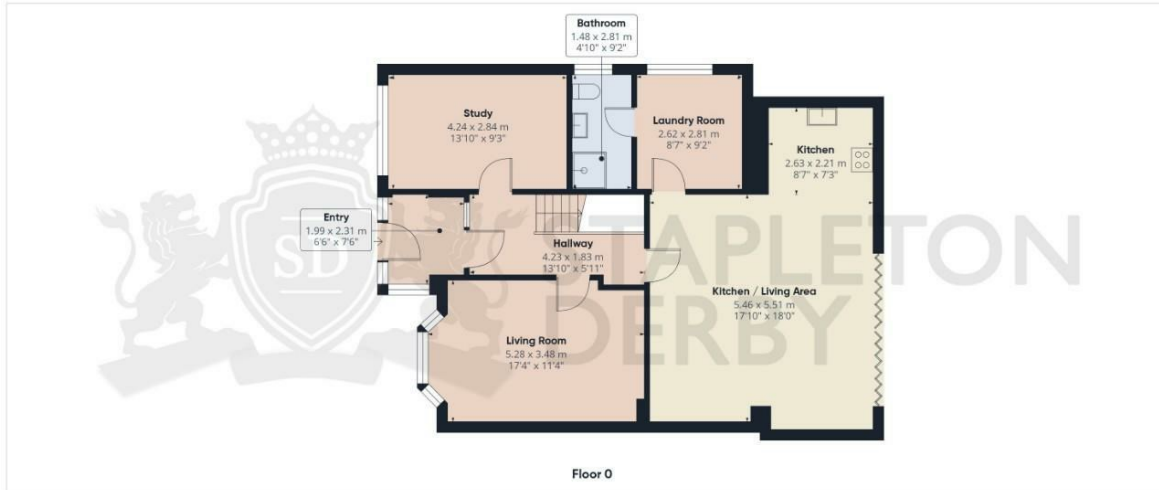








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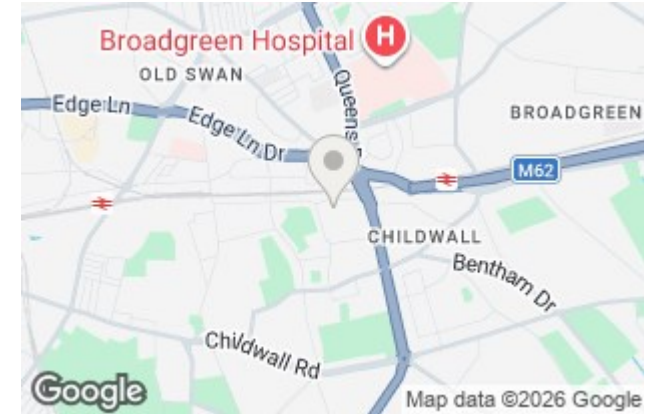


**Approximate total area<sup>®</sup>**  
 146.2 m<sup>2</sup>  
 1573 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.