

Middleton Road
Waterloo, L22

Freehold
£180,000




- * Three Bedroom Semi-Detached
 - * No Chain
- * Two Reception Rooms
 - * Rear Garden
- * Well Presented
- * Close to local amenities




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Three bedroom semi-detached property situated in Waterloo, with excellent transport links, local amenities and school networks.

This property is well presented throughout benefiting from partial double glazing, gas central heating and recently modernised kitchen and bathroom.

Property comprises of:

Ground floor:

Entrance Hall - 13'1" x 6"
 Lounge - 12'3" x 11'6"
 Dining Room - 12'8" x 11'6"
 Kitchen - 5'6" x 11'2"

First Floor:

Landing - 7'4" x 7'9"
 Bedroom One - 11'9" x 12'4"
 Bedroom Two - 11'8" x 11'6"
 Bedroom Three - 9'6" x 7'1"
 Bathroom - 7'8" x 7'2"

Exterior:

Front Garden
 Rear Garden

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.