

Walmer Road
Waterloo, L22

Freehold
£375,000



- * FOUR BEDROOM MID TERRACE
- * CHARACTER PROPERTY
- * FOUR RECEPTION ROOMS
- * FRONT & REAR GARDENS
- * OFF ROAD PARKING
- * CONVERTED BASEMENT



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Walmer Road, Liverpool

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(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		67
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Four Bedroom Mid Terrace Character Property.

Situated in L22 Waterloo, this character property offers a high standard of living benefiting in particular from four reception rooms on the ground floor, three converted basement rooms and well maintained mature front & rear gardens.

L22 itself benefits from excellent local school networks, public transport links, entertainment and amenities. With Crosby Marina situated 0.8 miles.

This property comprises of;

Entrance Hall

Lounge - 15'24" x 18'3"

Dining Room - 20'4" x 15'05"

Sitting Room - 12'7" x 14'9"

Morning Room - 20'8" x 12'02"

Kitchen - 15'2" x 13'1"

Utility Room 7'7" x 7'7"

Bedroom One with access to Family Bathroom - 14'2" x 17'6"

Bedroom Two with split level area - 13'7" x 12'4"

Bedroom Three - 12'8" x 14'8"

Bedroom Four - 13'6" x 15'06"

Shower Room on half landing - 5' x 6'

Basement Room One

Basement Room Two

Basement Room Three (Wine Cellar)

Garage

Storage Shed

Car Port (With Access from street)

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