





- Four Bedroom Semi Detached house
- Full dormer loft conversion
- Front and rear gardens
- Driveway
- Two reception rooms
- Separate utility area to the side aspect of property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Four bedroom semi detached family home situated in Waterloo, L22 with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having two reception rooms, central heating, double glazed and is 0.6 miles from Waterloo Train Station.

Accommodation Comprises of;

Ground Floor:

Entrance Hall

Lounge - 12'2" x 11'5"

Dining room - 12'11" x 10'11"

Kitchen - 16'3" x 6'9"

Separate utility area to the side aspect of property

First Floor:

Bedroom 1 - 13'0" x 11'0"

En Suite

Bedroom 2 - 12'1" x 11'0"

Bedroom 3 - 6'9" x 7'8"

Bathroom

Second Floor: (Full dormer loft conversion)

Bedroom 4 - 17'9" x 13'2"

Exterior:

Front and Rear Gardens

Driveway

To view call Logic.

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.

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