

Sandon Street
Waterloo, L22

Freehold
£170,000



- Three Bedroom End Terrace House
- Floor to ceiling bifolding doors
- Rear garden
- 0.2 miles from Waterloo train station
- Centrally heated
- Double glazed



97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	84
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	47	81
England, Scotland & Wales EU Directive 2002/91/EC		

NEW!!! "ANY HOUR" Viewing Booking System - Visit <http://logicstates.co.uk/> to book and confirm your viewing online!

Three Bedroom End Terrace House situated in Waterloo, L22 This property benefits from having front & rear gardens, an open plan lounge/diner and a floor to ceiling bifolding doors leading to the rear garden.

Sandon Road is 0.2 miles from Waterloo train station and close to South Road, with an array of excellent local bars, restaurants, transport links and access links to Liverpool City Centre.

Property comprises of;

Ground Floor:

Vestibule

Entrance Hall - 10'5" x 3'3"

Open plan lounge / diner

Lounge - 13'2" x 11'7"

Dining room - 12'5" x 12'4"

Kitchen - 14'6 x 10'4"

First Floor:

Bedroom One - 11'4" x 15'7"

Bedroom Two - 10'6" x 11'9"

Bedroom Three - 10'2" x 10'5"

Bathroom - 7'7" x 6'5"

Exterior:

Front and rear gardens

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.