

Marlborough Road  
Waterloo, L22

Freehold  
£200,000



- 4 bedroom semi detached house
- No chain
- Double front
- In need of full modernisation
- Recently double glazed



97 | SOUTH ROAD | WATERLOO | L22 0LR  
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| 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>                                     |         |           |
| (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          |         |           |
|                                                      | 44      | 83        |
| England, Scotland & Wales<br>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>                                                |         |           |
| (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 |         |           |
|                                                                 | 36      | 80        |
| England, Scotland & Wales<br>EU Directive 2002/91/EC            |         |           |

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Four bedroom semi detached house situated in Waterloo, L22 with excellent local amenities, transport links and access links to Liverpool City Centre. Marlborough Road is located in a highly sought after area and is being sold with No chain! This property is 0.6 miles from Waterloo train station and in need of full modernisation.

Accommodation Comprises of;

Ground floor:

Vestibule with feature tiled flooring

Entrance hall - 19'6 x 4'5

Front lounge - 11'8 x 17'9

Front dining room - 11'8 x 15'8

Rear reception room with patio doors leading to rear garden - 10'5 x 12'2

Ground floor shower room

Kitchen - 16'0 x 6'7

First floor:

Landing - 16'9 x 6'2

Bathroom - 8'6 x 5'8

Bedroom 1 - 13'8 x 16'7

Bedroom 2 - 12'5 x 17'8

Bedroom 3 - 11'8 x 11'7

Bedroom 4 - 8'6 x 10'3

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.