

Winchester Avenue
Waterloo, L22

Freehold
£185,000



- * Three Bedroom Semi-Detached
- * Front & Rear Gardens
- * Highly Sought Residential Area
- * Gas Central Heated
- * Double Glazed



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	87
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		
	58	85
England, Scotland & Wales EU Directive 2002/91/EC		

Three bedroom semi-detached situated in a highly sought residential area, this well presented property benefits from front and rear gardens, double glazing and gas central heating.

Winchester Avenue is located just off Brooke Road East which benefits from local amenities, public transport links and is within school catchment areas.

Property comprises of:

Vestibule Upvc double glazed double doors, door to:

Hall - Upvc double glazed windows

Front Lounge - 11'6" x 13'10" - into bay - Upvc double glazed windows, attractive fireplace

Rear Sitting Room - 12'5" x 11'2" - with oriel bay - Upvc double glazed windows

Open plan access to kitchen

Kitchen 9' x 6'10" - Fitted units, work tops, inset stainless steel sink unit, mixer taps, gas cooker , Upvc double glazed windows, plumbed for washing machine, door to outside

First Floor:

Landing

Bedroom One - 11'3" x 14'5" - into bay - Upvc double glazed windows

Bedroom Two - 12'2" x 11'2" - Upvc double glazed windows

Bedroom Three - 8'4" x 6'10" - Upvc double glazed windows

Bathroom

External:

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.