



- \* Three Bedroom Semi-Detached
- \* Off Road Parking
- \* Front & Rear Gardens
  - \* Downstairs WC
  - \* Double Glazed
- \* Gas Central Heated







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		
	68	84
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>		
(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		
	66	84
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Three bedroom semi-detached property, well presented throughout benefiting from off road parking with driveway, double glazing and gas central heating.

Property comprises of:

Ground floor:

Hallway - 8'1" x 2'6" Double glazed door to front elevation, double radiator, entrance to lounge with stairs to first floor.

Downstairs Cloakroom - 5'7" x 2'6" - Double glazed window to front elevation, wash hand basin, low level w/c, and single radiator.

Lounge - 15' 0" x 12' 0" - Double glazed window to front elevation, fire surround, telephone point, and radiator.

Kitchen - 15' 0" x 9' 0" - Double glazed window to rear elevation. Kitchen comprises of fitted wall and base units, integrated gas hob, gas oven, extractor hood, single sink drainer unit with mixer tap, tiled splash backs, radiator, under stairs storage cupboard, space for fridge /freezer, tiled flooring, with French' doors to rear. Landing: Water tank, storage housing.

First floor:

Bedroom one - 11' 0" x 9' 0" - Double glazed window to front elevation, radiator.

En-suite - Double glazed window to side elevation, shower cubicle, pedestal wash hand basin, low level w/c, and extractor fan.

Bedroom two - 10'1" 0 x 9' 0" - Double glazed window to rear elevation, radiator.

Bedroom Three - 8' 0" x 6' 0" - Double glazed window to front elevation, radiator.

Bathroom - Double glazed window to rear elevation. Bathroom comprises of three piece suite, panelled bath, pedestal wash hand basin, low level w/c, and radiator, tiled to compliment.

External:

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Off road parking, lawned area, security light, gate to rear, patio area and lawned area.

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.