

\* Four Bedroom Detached cottage \* Electric Heating System complimented by Two Gas Fires

\* Close to all amenities \* Courtyard \* Grade II Listed \* 0.1 miles from Crosby Marina





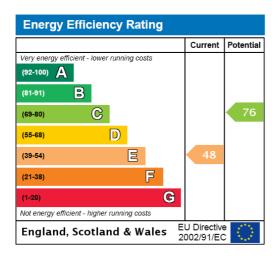


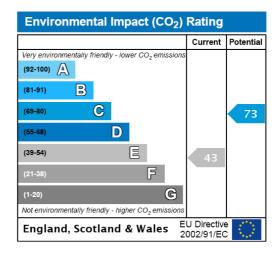
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Logic are offering this four bedroom Grade II listed detached period cottage. This property benefits from four bedrooms, rear courtyard and close to all amenities. It is within walking distances to Crosby marina and bus/train links. The accommodation benefits from a 1 year old German electric heating system.

Accommodation briefly comprises of:

## Ground floor:

Entrance Hallway - 16.5ft x 5.8ft Kitchen - 16.1ft x 9.6ft Maximum Lounge - 15.7ft x 16.5ft

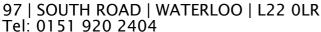
## First Floor:

Bedroom one- 15.7ft x 10.6ft Bedroom two- 15.8ft x 5.6ft Bedroom three - 9.7ft x 13.5ft Bedroom four - 9.4ft x 6.5ft Bathroom - 7.4ft x 6.3ft

Exterior:

Courtyard
On Street Parking

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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