

Picton Road  
Waterloo, L22

Freehold  
£220,000



- \* Four Bedroom Mid Terrace House
- \* Two Reception Rooms
- \* Utility Room
- \* Front & Rear Gardens
- \* Double Glazed
- \* Gas Centrally Heated



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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>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Four bedroom mid terrace house that benefits from gas central heating, double glazing, two reception rooms and front & rear gardens.

Property Comprises of:

Ground Floor:

Vestibule  
 Entrance Hallway  
 Lounge - 15'05" x 16'  
 Second Lounge - with french doors 13' x 13'86"  
 Kitchen - 8'8" x 11'22"  
 Utility Room 7'92" x 6'08"

First Floor:

Bedroom One - 14'66" x 15'10"  
 Bedroom Two - 7'71" x 9'83"  
 Bedroom Three - 12'12 x 7'7"  
 Bedroom Four - 13'03" x 9'53"  
 Bathroom - 5'12" x 8'18"

Exterior:

Front & Rear Gardens  
 Detached Shed

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.