



- Four Bedroom Semi Detached House
- Two Reception Rooms
- Storage Room and Utility Space
- Rear Garden with Outbuildings
- Centrally Heated
- Double Glazed





#### Four Bedroom Semi Detached House

Situated in L22 Waterloo, this property benefits from having two reception rooms on the ground floor, as well as a storage room and also Utility space in the kitchen. This property has a rear garden containing outbuildings used for storage.

L22 itself benefits from excellent local school networks, public transport links, entertainment and amenities. With Crosby Marina situated 1.5 miles away and 0.6 miles from Waterloo train station.

This property comprises of;

Entrance Hall - 16'9" x 9'8"

Lounge - 13'7" x 15'1"

Dining Room - 16'1 x 11'4

Storage Room

Kitchen with storage cupboard - 14'8" x 14'7"

Bedroom One - 14'3" x 12'2"

Bedroom Two - 11'4 x 14'7"

Bedroom Three - 10'7" x 7'4"

Bedroom Four - 10'1" x 14'7"

Exterior

Rear Garden with outbuildings used for storage

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.