

Canning Street
Waterloo, L22

Freehold
£210,000



- * FOUR BEDROOM MID TERRACE
- * TWO RECEPTION ROOMS
- * ACCESS STAIRS TO LOFT
- * 0.2 MILES FROM CROSBY BEACH



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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		
	43	81
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		
	38	78
England, Scotland & Wales EU Directive 2002/91/EC		

Four bedroom mid terraced property situated in a highly popular residential area with excellent school networks, restaurants, bars and parks and is within 0.1 miles from Waterloo train station and 0.2 miles to the beach.

Property comprises of:

Entrance Hall - 25'5" x 6'1"
 Lounge - 14'7" x 16'5"
 Rear Lounge - 15' x 10'1"
 Kitchen - 10'6" x 8'4"
 Utility Room - 6'4" x 8'8"

First Floor:

Bathroom - 7'4" x 9'4"
 Bedroom Four - 10'7" x 8'6"

Second Floor:

Bedroom One - 13'7" x 13'6"
 Bedroom Two - 14'9" x 11'
 Bedroom Three 10'1 x 6'9"
 Access Staircase To Loft

Exterior:

Front & Rear Gardens

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.