

- \* Three Bedroom Terrace House \* No Chain \* Well Presented Throughout
- \* Excellent Transport Links \* 0.2 Miles From Crosby Marina \* Double Glazed





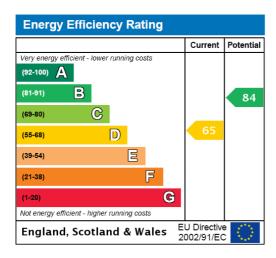


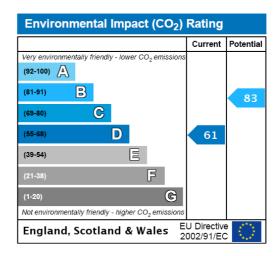
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Three bedroom mid terraced property situated in a highly popular residential area with excellent school networks, restaurants, bars and parks and is within 0.1 miles from Waterloo train station and 0.2 miles to the beach. The property comprises of two reception rooms, french doors leading to the south-west facing sun trap at the rear of the property.

The property boasts many original features throughout with detailed original ceiling and light coving, wooden floors, fireplace and traditional tall ceilings.

The property also benefits from:

- \* Sunny aspect to the rear
- \* Outbuilding suitable for storage and additional white goods with plumbing

## **Property Comprises Of:**

Entrance Hall - 14' x 4'9"

Front Lounge - 11'3" x 16'2" into bay

Dining - 16'3" x 10'9" patio doors to rear garden, leads to kitchen

Kitchen - 8'9" x 8'2"

## First Floor:

Landing - 4'9" x 7'4"

Bedroom One - 9'3 x 13' Two fitted wardrobes

Bedroom Two - 11' x 8'6" 1x storage cupboard, 1x fitted wardrobe

Bedroom Three - 9' x 5'

Bathroom - 8'3" x 6' Worcester boiler

Loft fully boarded

## Exterior

Rear Garden - Storage shed with full electrics

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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