

Mount Street
Waterloo, L22

Freehold
£140,000



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



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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		
	65	84
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		
	61	83
England, Scotland & Wales EU Directive 2002/91/EC		

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.