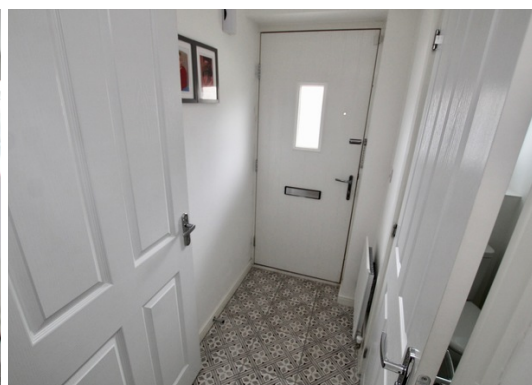
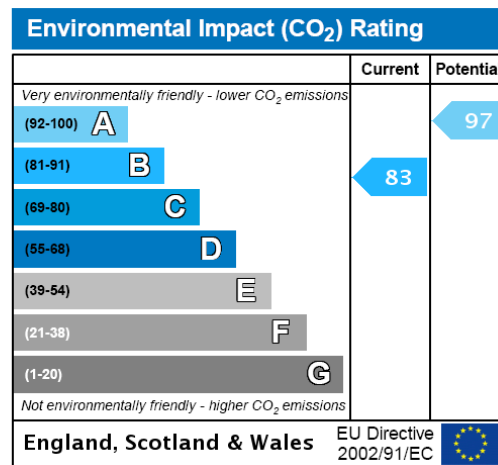
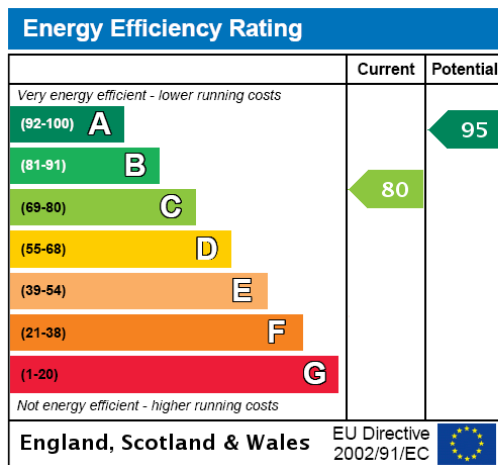




- \* THREE BEDROOM SEMI-DETACHED
- \* DOUBLE SPACE DRIVEWAY
- \* FRONT & REAR GARDENS
- \* OPEN PLAN KITCHEN/DINING ROOM
- \* POPULAR RESIDENTIAL AREA
- \* NO CHAIN





Three Bedroom Semi Detached Property situated within a cul-de-sac.

Built in 2014 this property benefits from being fully double glazed and gas central heated throughout. Situated in Litherland with easy access to M57/M58 Motorway links, local transport links, schools and amenities.

The property briefly comprises; Entrance hall, WC, Lounge and kitchen diner to the ground floor. To the first floor there are three bedrooms (ensuite to the master) and family bathroom. Outside provides a rear garden and to the front there is a parking bay and driveway.

Entrance Hall

Downstairs W.C

Two piece suite comprising of a low level w.c and a wash hand basin.

Lounge - 16'2' x 12'3

UPVC double glazed window to front aspect, radiator, stairs providing access to the first floor.

Kitchen/Diner 15'9' x 10'10'

Range of wall and base units, stainless steel sink, integrated oven with gas hob and extractor above. UPVC double glazed french doors providing access to the rear. Space for family dinning table.

First Floor

Landing (Loft access)

Bedroom One 12'2' x 9'1'

UPVC double glazed window to rear aspect, radiator. Access to ensuite.

Ensuite

Fitted modern bathroom suite comprising of, a separate shower cubicle, low level WC, wash hand basin, UPVC double glazed window to rear aspect, part tiled walls.

Bedroom Two 9' x 8'11'

UPVC double glazed window to front aspect, radiator.

Bedroom Three 8'9' x 6'7'

UPVC double glazed window to side aspect, radiator.

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#### Bathroom

Three piece suite comprising of a panel bath, low level WC, wash hand basin, UPVC double glazed window to rear aspect, part tiled walls, full tiled flooring.

#### Outside

#### Rear

Laid to lawn rear garden with a paved seating area.

#### Front

Driveway and two parking bay's directly to the front of the property.

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.