



- * THREE BEDROOM COTTAGE
- * EXTENSION POTENTIAL
- * LARGE GARDENS
- * OFF STREET PARKING
- * EXCELLENT TRANSPORT LINKS
- * SOUGHT AFTER LOCATION





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		
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		
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This Cottage Style property benefits from open rural views of Little Crosby and a large plot which is ideal for extending. In a sort after part of Thornton this offers a semi rural feel. With spacious lawned gardens to the front, side and rear. Currently there is a living room with French Style patio doors to rear garden, kitchen and downstairs wet room with walk in shower. Upstairs there are two double bedrooms and a further single bedroom.

Outside to the front is a large grass lawn area, long paved driveway running down the side of the house offering parking for several cars.

Property comprises of :

Hall

11' 4" x 5' 10"

UPVC front door. Fitted carpet. Radiator. Access to living room, shower room and kitchen. Staircase to first floor landing.

Living Room

16' 5" x 11' 4"

Dual aspect with double glazed window to the front and double glazed french doors leading out to the private rear garden. Fitted carpet. Radiator. Gas fire.

Shower Room

8' 4" x 4' 6"

Walk in shower cubicle, WC and sink. Double glazed frosted window to rear aspect.

Kitchen

16' 5" x 7' 4"

Triple aspect with double glazed windows to front, side and rear. UPVC door to side. Fitted with a range of low and high base units. Space and plumbing for washing machine and fridge freezer. Sink. Part tiled walls.

Landing

Fitted carpet. Access to each of the three bedrooms.

Bedroom One

16' 8" x 11' 4"

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Double bedroom. Two double glazed windows to front aspect. radiator.

Bedroom Two

13' 10" x 6' 7"

Double bedroom. Double glazed window to side aspect. Fitted carpet. Radiator.

Bedroom Three

9' 8" x 6' 2"

Single bedroom. Double glazed window to side aspect. Fitted carpet. Radiator.

Exterior:

Driveway

Paved driveway providing off road parking for several vehicles.

Garden

Large garden areas with the front extending to 22 meters in length and the rear to over 18 meters. Both gardens are covered in grassed lawn with paved pathway and patio areas, three wooden sheds to rear garden.

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.