

Portland Avenue
Waterloo, L22

Freehold
£175,000



- * THREE BEDROOM MID TERRACE
- * OPEN PLAN LOUNGE/DINING ROOM
 - * OAK FLOORS
- * REFURBISHED THROUGHOUT
- * CENTRAL HEATING & DOUBLE GLAZED



97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(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	57	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom Edwardian Terrace With Courtyard/Garden.

Situated in this sought after cul-de-sac close to the beach, Waterloo, Crosby's amenities, transport links and school networks. This property has been refurbished to include oak floors to the lounge/dining room, a new kitchen & bathroom.

Accommodation comprises of:

Ground Floor

Vestibule

Entrance Hall

Lounge/Dining Room - 11'5" x 10'2" - 12'3" x 11'1" - Open Plan

Fitted Kitchen - 11'6" x 7'8"

First Floor

Bedroom One - 14' x 11'4" - double

Bedroom Two - 11'8" x 8'9" - double

Bedroom Three - 8' x 5'5" - single

Bathroom - 5'1" x 5'

External

Small paved front garden

Rear - paved & stoned courtyard 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.