

Harbord Road  
Waterloo, L22

Freehold  
£220,000



- Three bedroom end terrace house
- No Chain
- 3 Reception rooms
- In need of refurbishment
  - Rear garden
  - Ground floor toilet



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	83
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	51	79
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom end terrace house situated in Waterloo, L22 with excellent local amenities, falls within excellent primary school catchment areas and access links to Liverpool City Centre. This property is being sold with no onward chain and benefits from having 3 reception rooms, an additional ground floor toilet, with a kitchen leading out to a patio area and garden. Harbord Road benefits from having Central heating, double glazed windows and desirable views of the sand dunes and river.

Accommodation comprises of:

First Floor:

Entrance Hall - 17.8 x 6.8

Lounge - 15.6 x 14.9

Rear reception room - 12.1 x 11.3

Dining Room - 10.5 x 8.6

Kitchen - 10.7 x 7.2 - leading to patio area and walled garden

Ground floor W/C

First Floor:

Landing - 8.6 x 8.7

Bedroom One - 15.7 x 13.3

Bedroom Two - 13.3 x 12.3

Bedroom Three - 6.6 x 8.4

Bathroom

Separate toilet

Exterior:

Front and Rear Gardens

Driveway

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.