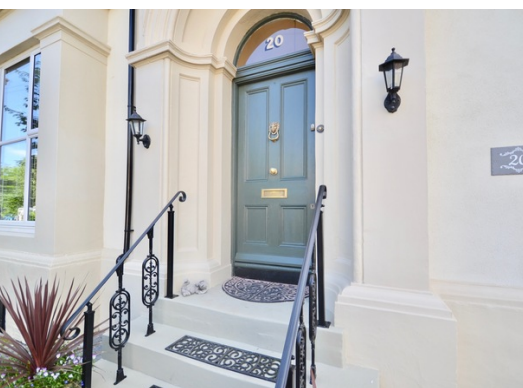




- Seven bed semi- detached house in sought after area
- Modernised Victorian property with lots of original features
  - Driveway with parking for multiple cars
  - Extensive mature rear garden and double length garage
- Walking distance to rail station, bars, shops, beach and parks
- 3 Bathrooms, double glazed, rewired and re plumbed throughout and recently replaced





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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		
<b>England, Scotland &amp; Wales</b>	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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Seven bedroom semi detached house with large garage and extensive off road parking situated in Waterloo, L22. Excellent local amenities, falls within excellent primary school catchment areas, close to excellent private schooling and access links to Liverpool City Centre.

Alexandra Road is located 0.4 miles to Waterloo train station and 0.4 miles to Marine lake/Crosby beach.

Accommodation comprises of:

Ground floor:

Vestibule with side clockroom- feature stained glass doors leading to grand entrance hall with feature staircase  
 Large front lounge - wooden fireplace with attractive ornate ceiling coving and log burner  
 Large dining room - with bay sash type windows and original side wood panelling.  
 Drop step to Ground floor shower room - low level W/C  
 Kitchen with modern white gloss units and tri -fold door leading to garden

First Floor:

Bedroom One - attractive fireplace plus airing cupboard  
 Bathroom - fitted bluetooth surround speakers, walk in waterfall shower, vanity sink and low level W/C  
 First Floor Landing:  
 Front Bedroom Two - with double glazed window and attractive original fireplace  
 Front Bedroom Three - very large with double glazed window  
 Rear Bedroom Four - very large with double glazed window

Second Floor:

Front Bedroom Five - with double glazed window and attractive original fireplace  
 Front Bedroom Six - very large with double glazed arched window  
 Rear Bedroom Seven - very large with double glazed window, large velux window in roof, fitted sliding door wardrobe and attractive original fireplace.  
 Bathroom with free standing bath, vanity basin and large enclosed shower and low lever WC

Exterior:

Extensive Garden - with lawned borders, large decking area, timber shed and large double length metal structured garage with power and light.  
 Basement with four/ five individual rooms  
 Front store cellar with plumbing for washing machine with offshot wine cellar  
 Back storage cellar room with window to rear.  
 Tool room.

97 | SOUTH ROAD | WATERLOO | L22 0LR  
 Tel: 0151 920 2404  
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Boiler room with gas fired central heating boiler

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