



- Three Bedroom mid terraced house
- Two reception rooms
- Front and south facing rear gardens
- 0.4 miles from Waterloo train station
- Centrally heated
- Double glazed







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>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Three Bedroom mid terraced house situated in Waterloo, L22 This property benefits from having front & rear gardens, two reception rooms, and is centrally heated and double glazed.

Ferndale Road is 0.4 miles from Waterloo train station with links and access links to Liverpool City Centre.

Property comprises of;

Ground Floor:

Entrance Hall - 5'8" x 13'0"

Front Lounge - 12'8" x 15'3"

Rear Reception Room - 11'8" x 13'2"

Kitchen - 6'8" x 13'4"

First Floor

Bedroom One - 12'0" x 15'4"

Bedroom Two - 11'5" x 13'2"

Bedroom Three - 7'0" x 9'4"

Bathroom - 7'0" x 9'4"

Exterior:

Front and rear gardens

To View Call Logic.

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.