

Lawton Road
Waterloo, L22

Freehold
£210,000



- Four Bedroom Victorian Terraced House
- Two Reception Rooms
- Seperate Utility Room
- Walk in Shower in Bathroom
- Front and rear gardens
- Centrally Heated



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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		
	60	85
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		
	55	84
England, Scotland & Wales EU Directive 2002/91/EC		

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Four Bedroom Mid terraced house situated in Waterloo, L22. This Victorian accommodation benefits from having two reception rooms, front and rear gardens and is also centrally heated and double glazed. Lawton Road is conveniently located near local schools and amenities with College Road being 0.2 miles away and Victoria Park is also just a short walk away.

Accommodation comprises of:

Ground floor:

Vestibule

Entrance Hall

Lounge with feature fireplace - 12'9 x 11'7

Sitting room/Dining room - 10'3 x 13'1

Fitted Kitchen - 8'6 x 10'5

Separate Utility room

First floor:

Bedroom One - 13'07 x 11'4

Bedroom Two - 10'2 x 13'2

Bedroom Three - 7'04 x 8'00

Bedroom Four - 7'4 x 8'7

Bathroom - with three piece suite with separate walk in shower cubicle - 8'7 x 8'3

Exterior:

Front and rear gardens

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.