



5 bed town house to buy in L22

Waterloo Road, Waterloo, Liverpool,
Merseyside, L22 1RF

£275,000 Starting Bid

 x 5  x 1  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ Five/six bedroom town house
- ✓ Rear garden with off street parking
- ✓ No onward chain
- ✓ Viewing essential
- ✓ EPC Rating G

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: G
- ✓ Heating supply: No Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Intermittent

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275000

Check out this expansive town house situated in the heart of Waterloo with views across to Crosby Marina & Crosby Beach from the upper floor.

Berkeley Shaw Real Estate is delighted to bring to the sales market this generous town house. The property is ideal for a variety of purchasers, whether you are investor looking to take advantage of the strong rental demand in the area or a family looking to convert your forever home. The property is in a conservation area.

Waterloo boasts a wide variety of amenities with a fantastic range of shops, restaurants, cafes & bars available just a short walk away. The area also boasts a strong transport infrastructure making this an ideal buy for commuters.

Set out across four floors, the accommodation briefly comprises; impressive entrance hall, bay fronted sitting room, dining room, kitchen with access to the generous cellars. The split-level landing on the first floor provides access to two/three bedrooms & a bathroom. The split-level landing to the upper floor provides access to an additional bathroom and two further bedrooms, one of which boasts stunning views across to Crosby Marina.

Externally, the property boasts a generous rear garden with off-street parking. Further benefits include no onward chain.

Please note - this property has a new roof, a new skylight which covers down to the hallway and also a new dormer window. There is no gas supply to the property and the water has been turned off

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Town House

Parking: Off Street, On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: No Heating

Electric: National Grid

Water: Direct mains water

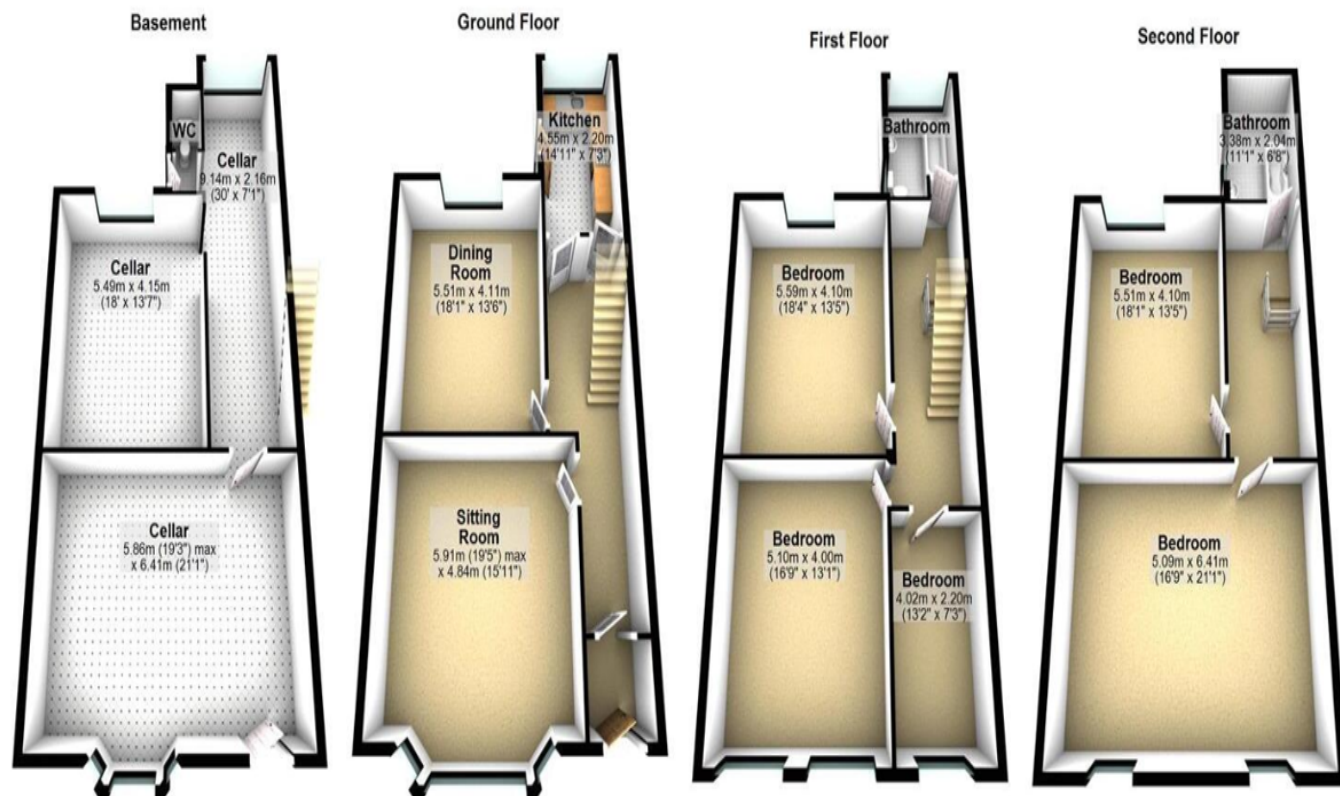
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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