

Hyde Road  
Waterloo, L22

Freehold  
£375,000



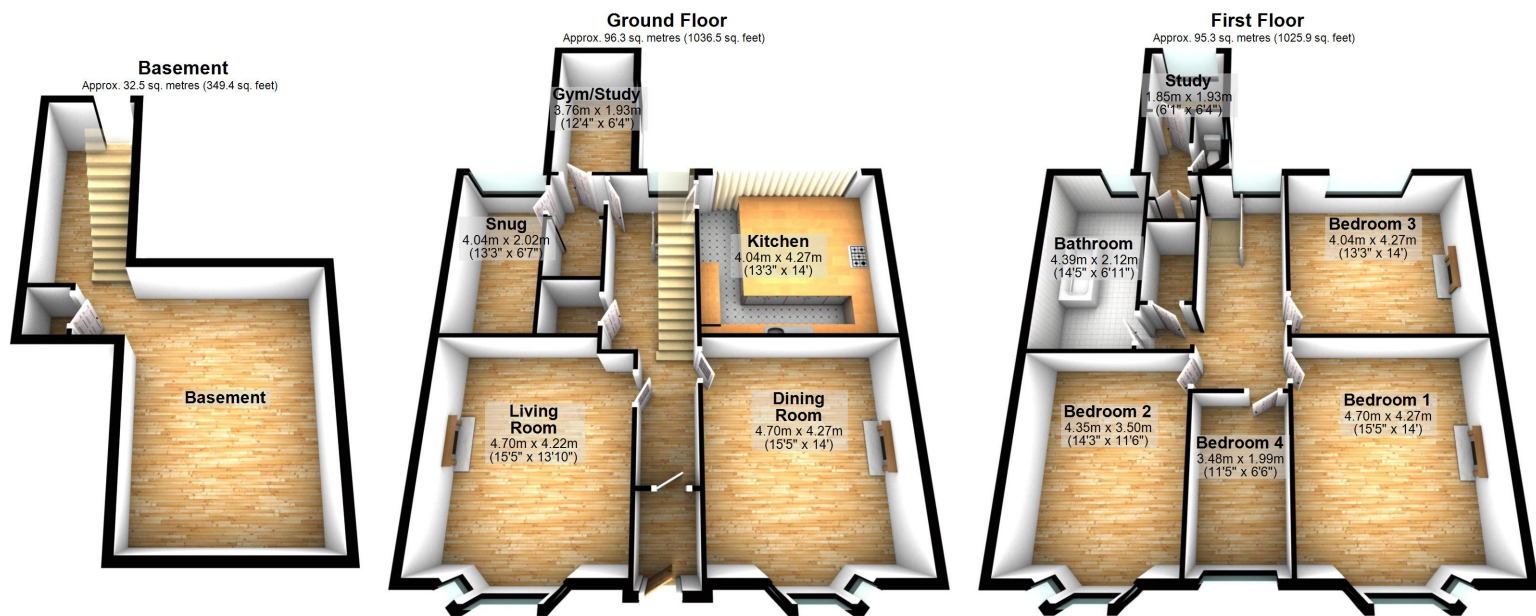
- Four Bedroom Terraced
- Three Reception Rooms
- Gardens to Front and Rear
  - Cellar
- Sought after Location
- Low maintenance astroturf garden



97 | SOUTH ROAD | WATERLOO | L22 0LR  
Tel: 0151 920 2404  
E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)







Total area: approx. 224.1 sq. metres (2411.8 sq. feet)

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.



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>		74
(55-68) <b>D</b>	55	
(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	

Logic are offering this double fronted four Bedroom terraced property for sale with Gardens to front and rear. The property is centrally heated and has been renovated to a high standard, briefly comprising; generous Hall, Lounge with bay Window and feature fire, second Reception room with bay window, fitted Kitchen with breakfast island, range oven, and bi-folding doors leading to Garden. To the first floor, there are four generous Bedrooms and a family Bathroom with freestanding bath.

'Straightforward Sales & Lettings'

Title Number - MS514078

Local Authority - Sefton Council

Council tax - Band B

Estimated Annual Council Tax Cost - £1,819

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky

Broadband -

Standard - 16 mbps

Superfast - 61 mbps

Ultrafast - 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift).

To view call Logic 0151 920 2404.

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