

Waterloo Road  
Liverpool, L22

Let  
£1,300 per month



- \*Three Bedroom Mid Town Terrace
- \*Newly Refurbished throughout
- \*Open Plan Kitchen
- \*Breakfast Bar
- \*Ground Flor WC
- \*Luxury Bathroom



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

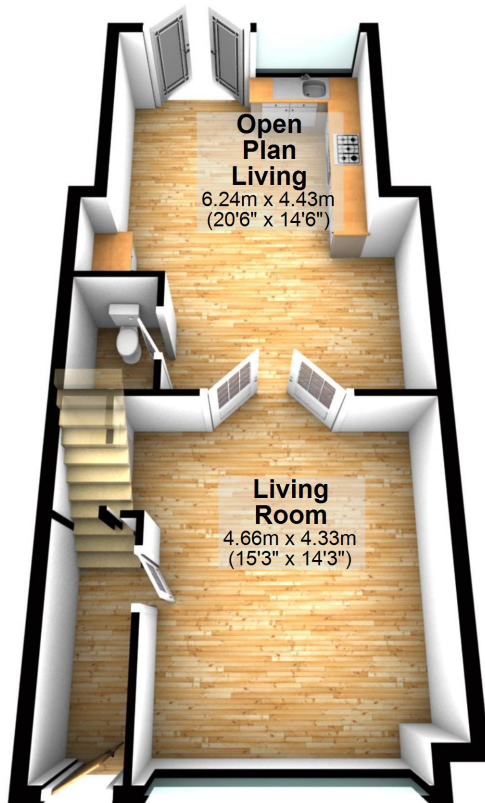






### Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



### First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	

'Straightforward Sales & Lettings'

Available Now!

Furnished (As shown in Photographs)

Local Authority- Liverpool City Council

Council tax - Band B

Estimated Annual Cost- £1,819

Satellite / Fibre TV Availability

BT, Sky, Virgin

(Data source from sprift)

'Unusually good at what we do'

Let your property with a "National award winning Estate Agent !"

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.