

Oxford Road, Waterloo

Liverpool, L22

£375,000



- \*Character Four Bedroom Semi - Detached Home
- \*Original Features
- \*Presented in Immaculate Condition
- \* Landscaped Garden & Summerhouse
- \*Sought-after Location, Close to Local Amenities
- \*2 Reception rooms



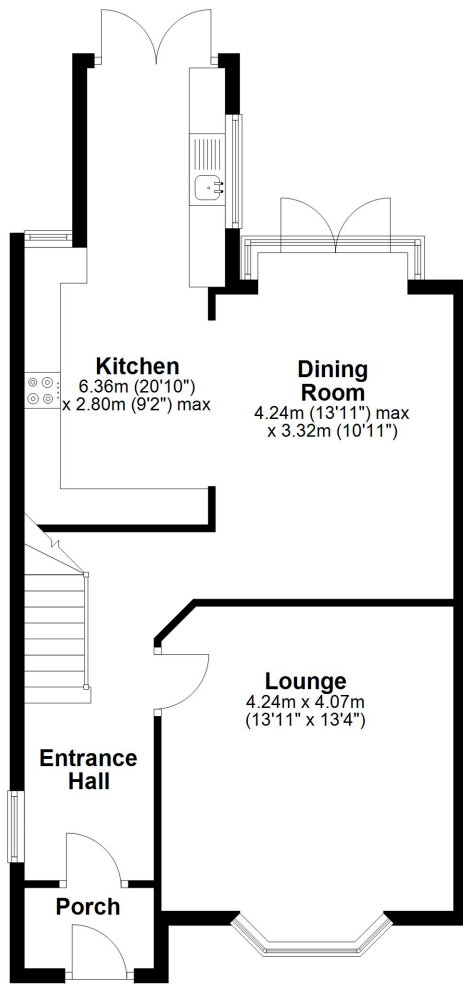
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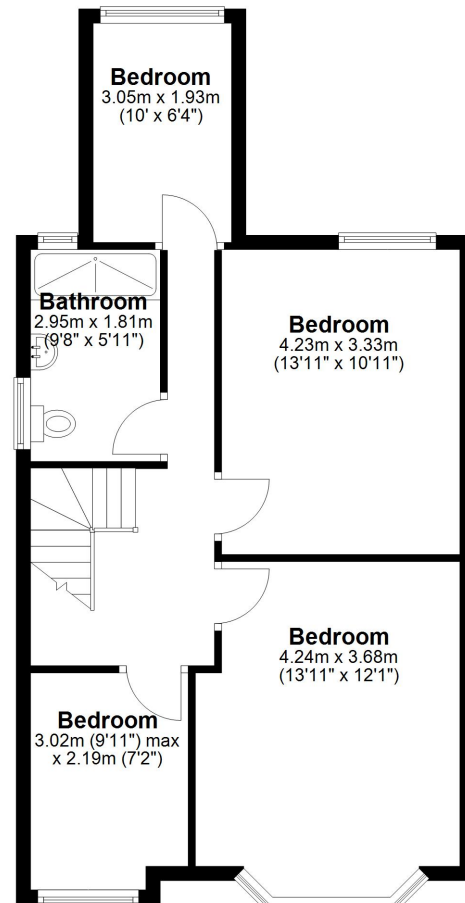




### Ground Floor



### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement  
Plan produced using PlanUp.

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>		82
(69-80) <b>C</b>		
(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	

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- \*Original Features
- \*Presented in Immaculate Condition
- \* Landscaped Garden & Summerhouse
- \*Sought-after Location, Close to Local Amenities
- \*2 Reception rooms
- \* Feature Breakfast Kitchen
- \* Luxury Bathroom
- \*Driveway - 2 Cars

Opportunity to buy a character family home providing 2 x receptions rooms, feature fitted kitchen with granite island and four bedrooms.

The property also has the advantage of a decent sized rear landscaped garden, loggia to the rear & side elevation and a summer house / useful outbuilding & an original brick building.

Straightforward Sales & Lettings'

Title Number - MS575191

Local Authority - Sefton Council

Council tax - Band B

Estimated Annual Council Tax Cost - £1,650

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas:Very Low

Surface Water:High

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband -

Standard - 14 mbps

Superfast47 mbps

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Ultrafast - 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift).

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent!"

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