

*Four bedroom extended Semi - Detached House *Three Reception Rooms *Conservatory *Feature sitting room *Two Bathrooms *Wet room & luxury Bathroom





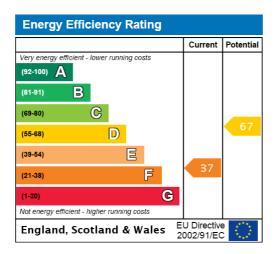


97 | SOUTH ROAD | WATERLOO | L22 OLR Tel: 0151 920 2404

E-mail: info@logicestates.co.uk







- *Four bedroom extended Semi Detached House
- *Three Reception Rooms
- *Conservatory
- *Feature sitting room
- *Two Bathrooms
- *Wet room & luxury Bathroom
- *Dormer Extension Master Bedroom
- *Fitted Kitchen Granite worktops
- *Rear Garden

The accommodation Comprises - Entrance hall, Front lounge, Separate sitting room that has been extended, which has a log burner & feature wooden floor & bespoke bookcases & storage cupboard. The kitchen benefits from granite worktops and integrated appliances. The conservatory extends to the majority of the properties existing width and has a self cleaning roof which provides protection from sunlight. The property benefits from a ground floor WC and the dormer extension to provide the master bedroom with patio doors & Juliet balcony as well as a separate bathroom with a freestanding bay walk in shower / wet room. The first floor has a walk in wet room with a ground floor WC, It provides flexibility for the family. This family home is also in an elevated position with the benefit of parking to the drive.

'Straightforward Sales & Lettings'

Title Number - MS174394

Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £1,886

Tenure - Freehold

Flood Risk

Rivers & Seas: No Risk Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

97 | SOUTH ROAD | WATERLOO | L22 OLR

Tel: 0151 920 2404

E-mail: info@logicestates.co.uk





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!"

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.

97 | SOUTH ROAD | WATERLOO | L22 OLR Tel: 0151 920 2404

E-mail: info@logicestates.co.uk

