

Sandringham Avenue, Waterloo  
Waterloo, L22

Leasehold  
£275,000



- \*Substantial Terraced House
- \* NO CHAIN
- \* VACANT
- \*Split into Two Flats
- \*One Ground Floor Two Bedroom Flat
- \*One First and Second Floor Three Bedroom Flat

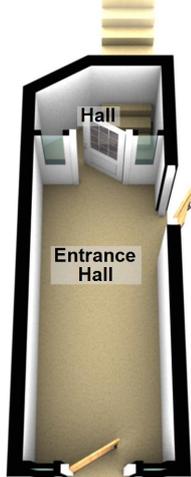


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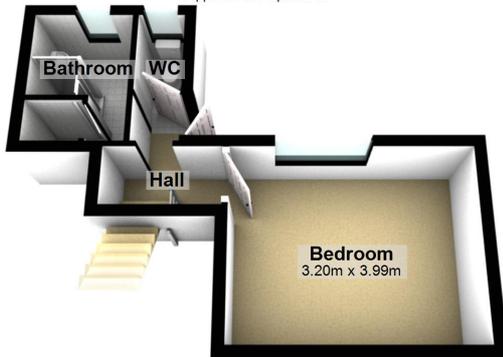
**Ground Floor**  
Approx. 2.1 sq. metres



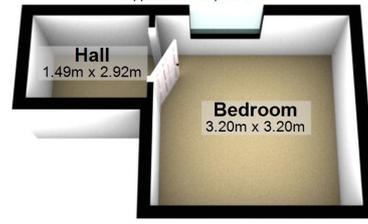
**Second Floor**  
Approx. 63.4 sq. metres



**First Floor**  
Approx. 21.2 sq. metres



**Third Floor**  
Approx. 14.7 sq. metres



Total area: approx. 101.4 sq. metres

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.





- \*Substantial Terraced House
- \*Split into Two Flats
- \* IDEAL FOR INVESTORS
- \* VACANT POSSESSION
- \* NO CHAIN
- \*One Ground Floor Two X Bedroom Flat
- \*One First and Second Floor -Three X Bedroom Flat
- \*Sought After Avenue
- \*Both Flats C/Htd and Double Glazed
- \*Freehold Block
- \*Suitable for Investors

#### Ground Floor Flat (Flat 1)

Hall - Lounge / Dining Room, Kitchen, Inner Hall - 2x Double Bedrooms, Separate WC and Separate Shower Room.  
Rear Courtyard / Garden.

#### First and Second Floor Flat (Flat 2)

Hall, Stairs to First Floor - Separate WC and Separate Shower Room. 2x Double Bedrooms. Kitchen, Lounge /  
Dining Room, Third Bedroom on 2nd Floor.

Potential Rental Income : ONCE REFURBISHED -£1750 Per Month PLUS For 2x Flats

Title Number - TBC

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,559

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

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