



## 2 Somerville Road, Liverpool, L22 9QZ

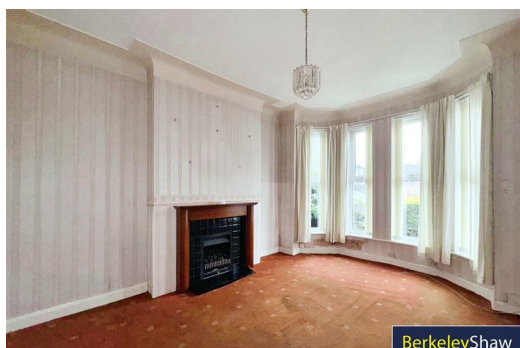
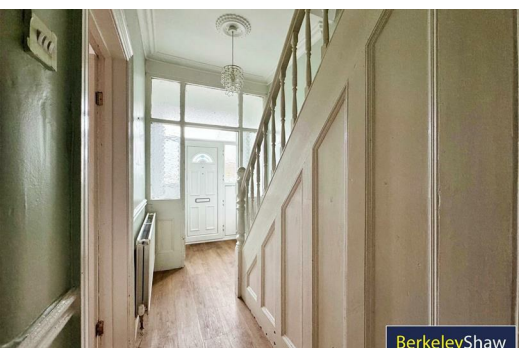
£210,000

Welcome to this charming three-bedroom end of terrace house located on Somerville Road in Waterloo. Situated in a fantastic location, you'll find an amazing range of amenities right on your doorstep along St John's Road. Whether you're looking for shops, cafes, or parks, everything you need is just a stone's throw away.

This house is ideal for a variety of buyers, from families looking for a cozy home to professionals seeking a convenient location. With no onward chain, you can move in hassle-free and start enjoying all that this property has to offer.

Set out across two floors, this property boasts a spacious living room, dining room, extended kitchen, two double bedrooms, a further single bedroom and spacious four-piece bathroom, making it perfect for those who love to entertain or simply desire extra living space. Externally, the property boasts a generous rear yard!

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Somerville Road for yourself.



Vestibule

Entrance hall

Living room

Dining room

Breakfast kitchen

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

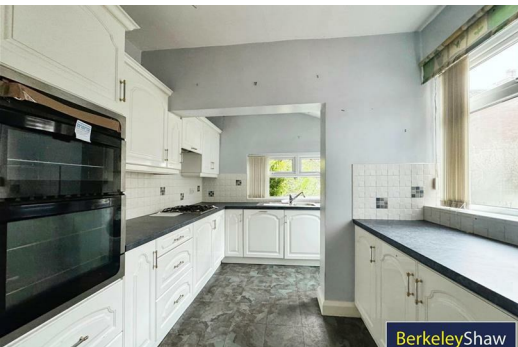
Rear yard



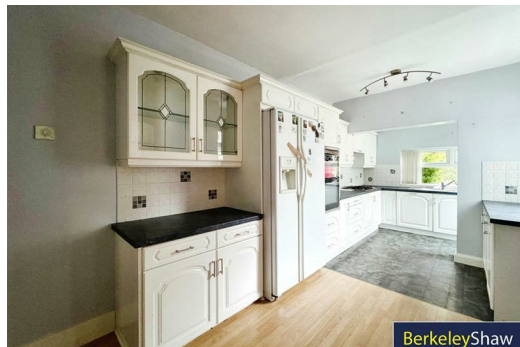
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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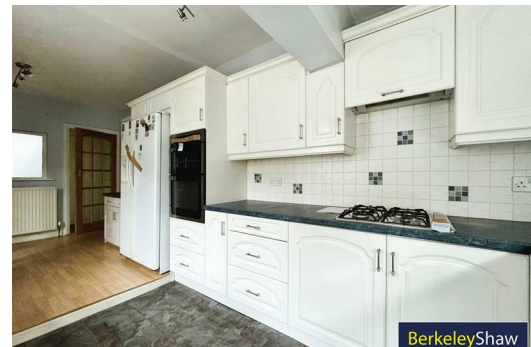
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this information. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency. You be given. Made with Metamax CO202



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