



## 38 Burdett Road, Liverpool, L22 7RD

### Offers Over £250,000

Extended Three-Bedroom Semi-Detached Home on Burdett Road, Waterloo — No Onward Chain

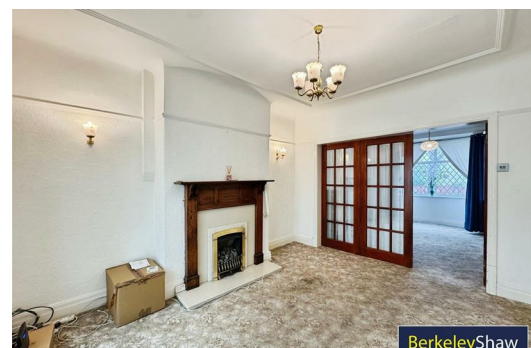
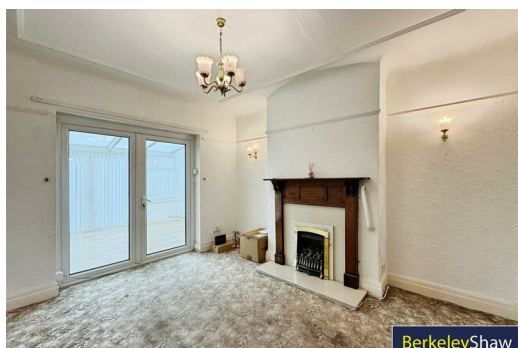
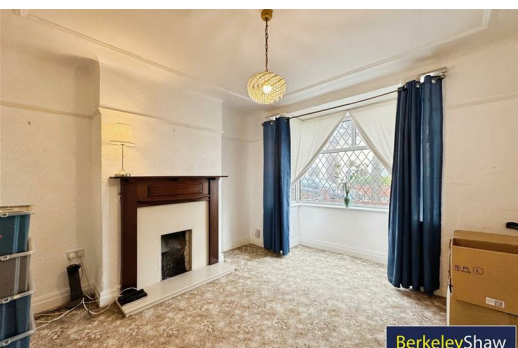
Perfectly positioned in one of Waterloo's most desirable locations, this extended three-bedroom semi-detached home offers the ideal blend of convenience, comfort, and coastal living. Situated within walking distance of the beautiful Crosby Beach and close to both Waterloo and Blundellsands & Crosby train stations, it's a fantastic choice for commuters and families alike. The area also boasts an excellent selection of local schools, alongside vibrant bars, restaurants, and cafés just moments away.

The accommodation briefly comprises a welcoming porch and entrance hall, a bay-fronted living room with folding doors leading to the rear dining room, and a bright conservatory overlooking the garden — perfect for relaxing or entertaining. The fitted kitchen offers direct access to the rear garden, and the ground floor also benefits from an adapted wet room for added practicality.

Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece bathroom.

Externally, the home features a walled and gated front garden and a good-sized rear garden, providing an ideal outdoor space for families to enjoy.

With no onward chain, this property presents an excellent opportunity to move straight in and make it your own.



| Energy Efficiency Rating                    |                         |                                        |
|---------------------------------------------|-------------------------|----------------------------------------|
|                                             | Current                 | Potential                              |
| Very energy efficient - lower running costs |                         |                                        |
| (92 plus) A                                 |                         |                                        |
| (81-91) B                                   |                         |                                        |
| (69-80) C                                   |                         |                                        |
| (55-68) D                                   |                         |                                        |
| (39-54) E                                   |                         |                                        |
| (21-38) F                                   |                         |                                        |
| (1-20) G                                    |                         |                                        |
| Not energy efficient - higher running costs |                         |                                        |
|                                             | EU Directive 2002/91/EC | <div> <div></div> <div>79</div> </div> |
| England & Wales                             |                         |                                        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                      |
|-----------------------------------------------------------------|-------------------------|--------------------------------------|
|                                                                 | Current                 | Potential                            |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                      |
| (92 plus) A                                                     |                         |                                      |
| (81-91) B                                                       |                         |                                      |
| (69-80) C                                                       |                         |                                      |
| (55-68) D                                                       |                         |                                      |
| (39-54) E                                                       |                         |                                      |
| (21-38) F                                                       |                         |                                      |
| (1-20) G                                                        |                         |                                      |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                      |
|                                                                 | EU Directive 2002/91/EC | <div> <div></div> <div></div> </div> |
| England & Wales                                                 |                         |                                      |

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, colours and decorative finish have not been tested and is guaranteed to be 100% satisfactory if altered in any way.

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