



## 13 Mount Street

Waterloo, Liverpool, L22 5NN

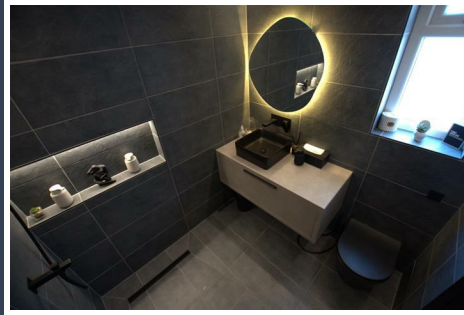
£250,000



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## External

### Rear Garden

Step into a delightful outdoor retreat with our Rear Garden featuring lush artificial grass that provides a low-maintenance and visually appealing landscape. Outdoor lights adorn the space, creating a warm ambiance for evening gatherings. The practicality of a storage outbuilding ensures a clutter-free environment, while the convenience of an outside tap adds functionality for various outdoor activities. Embrace the charm of this well-appointed garden, where aesthetics meet practicality for a truly inviting outdoor experience.

### Entrance hall

4'11x 17'03 (1.50mx 5.26m)

Step into the welcoming Entrance Hall featuring stylish tiled flooring, creating a durable and aesthetically pleasing first impression. A practical storage cupboard adds convenience, while the presence of a radiator ensures a warm reception. The space is further enhanced with a picture rail, offering an elegant touch to the overall design.

### Cloak Room

2'10x7'05 (0.86mx2.26m)

The Cloak Room offers a tasteful retreat with its tiled flooring, providing a clean and easy-to-maintain surface. A picture rail adds a decorative element, contributing to the overall aesthetic of this functional space.

### Lounge

10'09x 27'08 (3.28mx 8.43m)

The Lounge is a comfortable haven with UPVC

double-glazed windows allowing natural light to fill the room. A fitted bench beneath bay-style windows adds character, while a radiator ensures a cosy atmosphere. An integrated fireplace adds a focal point, and the UPVC double-glazed frosted double doors open to the rear elevation, seamlessly connecting indoor and outdoor spaces.

### Kitchen

10'00x 13'00 (3.05mx 3.96m)

Connected through an open doorway, the Kitchen is a practical and stylish area. It features a range of wall and base units for ample storage, along with modern amenities such as space for an American fridge freezer, an integrated gas oven, and an extractor fan. Stainless steel fixtures and mixer taps add a contemporary flair, and separate UPVC double-glazed windows to the side elevation flood the space with light.

### Landing

2'08x 22'06 (0.81mx 6.86m)

Ascend the carpeted stairs to the Landing, where comfort meets functionality. Loft access is a valuable addition, providing potential for additional storage or conversion.

### First Bedroom

11'10 x13'02 (3.61m x4.01m )

Located at the rear of the property, the First Bedroom features UPVC double-glazed windows, carpeted flooring, and a radiator. A comfortable and inviting space.

### Second Bedroom

10'07 x 12'00 (3.23m x 3.66m )

The Second Bedroom offers similar comforts with



UPVC double-glazed windows, a radiator, and carpeted flooring, providing a cozy and relaxing ambiance.

### Three Bedroom

7'05x10'00 (2.26mx3.05m)

This versatile space, currently used as an office, offers UPVC double-glazed windows with a view of the rear elevation. Carpeted flooring adds comfort, complemented by a Velux window for additional natural light. A radiator and downlights complete the room's functionality.

### Bathroom

5'08 x 6'01 (1.73m x 1.85m)

The Bathroom is a luxurious retreat with full tiling, UPVC double-glazed windows, and modern amenities including a vanity unit, WC, and a black towel rail. An inset shelf and a rainfall shower head integrated into the ceiling enhance the contemporary design, while an extractor fan ensures proper ventilation.

### loft conversion

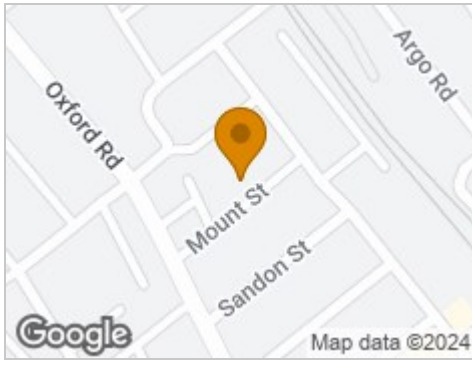
14'08 x 13'00 (4.47m x 3.96m )

The Loft Conversions feature UPVC double-glazed

windows overlooking the rear elevation and carpeted flooring. These adaptable spaces offer versatility for various purposes, whether it be additional living areas or storage.



## Road Map



## Hybrid Map



## Terrain Map



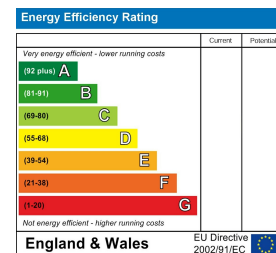
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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