



## 39 Lawton Road

Waterloo, Liverpool, L22 9QJ

£217,000



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## External

### Front Garden

Step into your charming front garden enclosed by a classic cast iron gate. The patio area invites relaxation and outdoor gatherings, perfect for enjoying sunny days.

### Rear Garden

Step into your low maintenance garden retreat, complete with a tranquil corner water feature. The patio area is perfect for outdoor dining or simply soaking up the sun. An outbuilding offers additional storage space, while an outside tap adds convenience to your outdoor activities.

## Internal

### Entrance Hall

5'08 x 16'07 (1.73m x 5.05m)

As you enter, UPVC double glazed windows illuminate the space, highlighting the clean and modern design. A comforting warmth emanates from the radiator, while the integrated alarm system ensures security and peace of mind.

### Lounge

11'11 x 15'07 (3.63m x 4.75m)

Sink your feet into plush carpeting in this inviting lounge area. Natural light floods in through the UPVC double glazed bay style window, framing the cozy fireplace, creating an ideal setting for relaxation and entertainment.

### Dining Room

13'01 x 11'02 (3.99m x 3.40m )

Enjoy meals in comfort with the warmth of the gas

fire and the gentle hum of the radiator. The UPVC double glazed window overlooks the serene rear elevation, adding a touch of tranquility to your dining experience.

### Kitchen

9'08 x 6'05 (2.95m x 1.96m)

A functional kitchen awaits with a range of wall and base units offering ample storage space. Equipped with essential appliances and featuring a combi boiler, this kitchen is designed for both convenience and functionality. The tiled splashback adds a touch of style, while the UPVC double glazed door provides easy access to the rear patio area.

### Split Landing

Ascend the carpeted stairs to the split landing, where comfort meets functionality, offering easy access to the upper level of the property.

### Shower Room

6'03x 9'08 (1.91mx 2.95m)

Immerse yourself in luxury within this fully tiled shower room. Natural light filters through the UPVC double glazed frosted window, illuminating the space. Complete with a wash hand basin, WC, and walk-in corner shower, this room offers both style and practicality.

### Bedroom One

13'01 x 10'08 (3.99m x 3.25m)

Retreat to the comfort of this spacious bedroom featuring fitted wardrobes for ample storage. Soft carpeting underfoot and a radiator for warmth ensure a cozy atmosphere, while the UPVC double glazed window offers views of the serene rear elevation.

## Bedroom Two

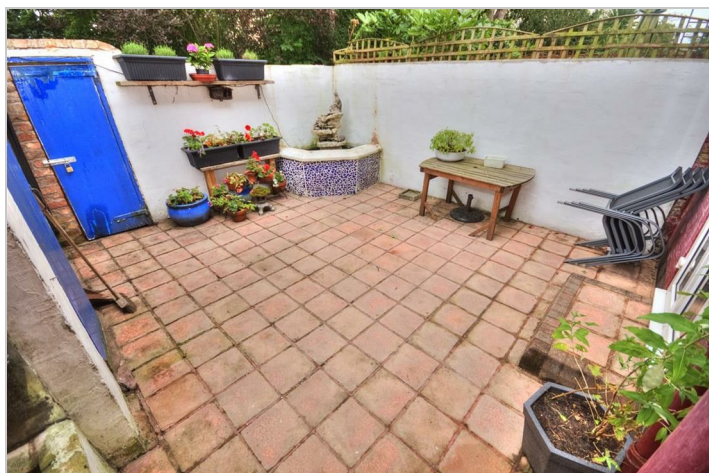
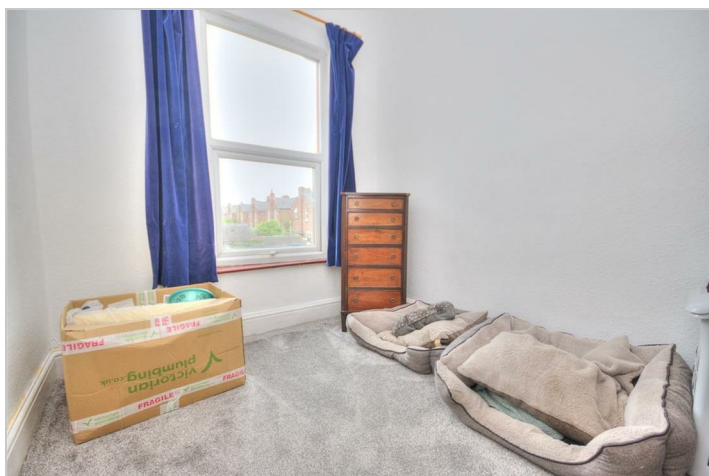
10'06 x 12'04 (3.20m x 3.76m)

Wake up to natural light streaming in through the UPVC double glazed window in this bright and airy bedroom. Soft carpet flooring and a radiator add to the comfort of this space.

## Bedroom Three

7'10 x 8'09 (2.39m x 2.67m )

Relax in this charming bedroom boasting a UPVC double glazed window that fills the room with natural light. Soft carpeting and a radiator complete the cozy ambiance of this inviting space.



## Road Map



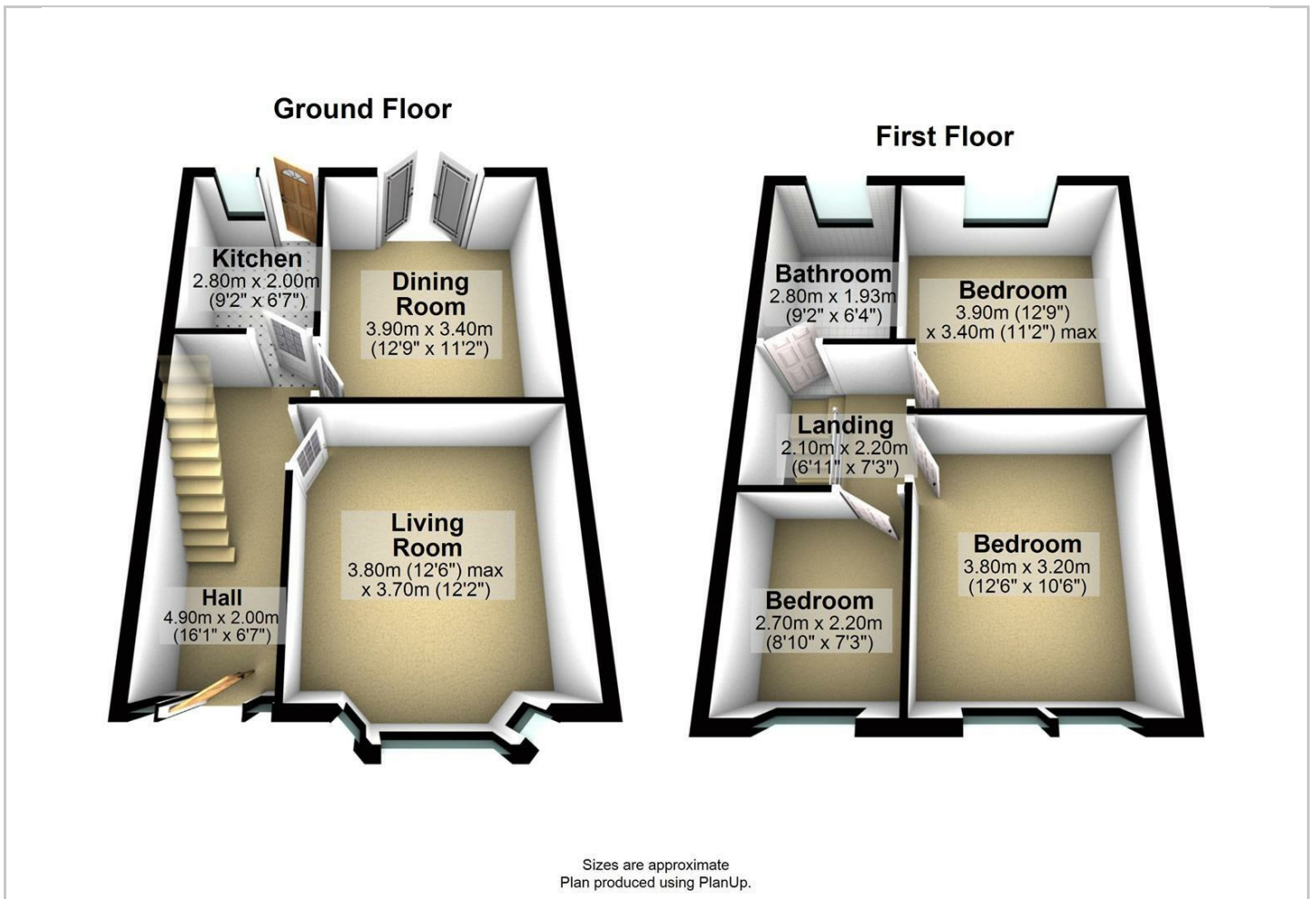
## Hybrid Map



## Terrain Map



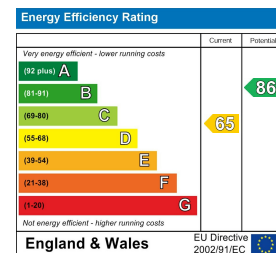
## Floor Plan



## 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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