



## 7 Victoria Road

Waterloo, Liverpool, L22 1RP

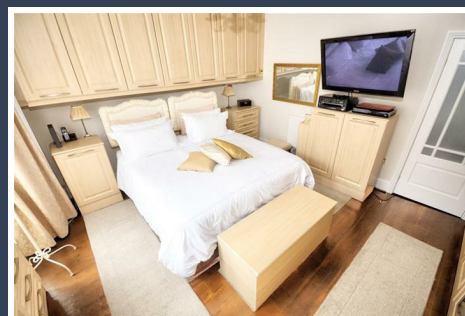
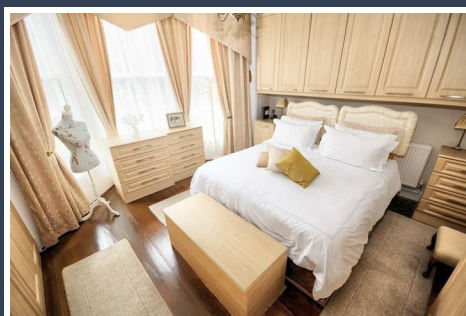
£175,000



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## Property

### Communal Porch

7'05 x 7'07 (2.26m x 2.31m)

Wooden single glazed frosted door to front elevation, dado rail, laminate flooring, feature architrave.

### Communal Hallway

7'05 x 25'07 (2.26m x 7.80m)

Wooden framed single glazed door, carpet flooring, stairs leading to first floor, feature architrave, door leading to basement.

### Entrance Hall

5'07 x 5'09 (1.70m x 1.75m)

Wooden door, exposed floorboards, radiator, intercom system.

### Bedroom

15'11 x 15'01 (4.85m x 4.60m)

UPVC double glazed bay style window to front elevation, exposed floorboards, fitted wardrobes with downlights, radiator, TV point.

### Bathroom

5'03 x 9'05 (1.60m x 2.87m)

UPVC frosted double glazed window to side elevation, WC, full tiled, chrome towel rail, walk in shower, fitted storage with wash hand basin and downlights, extractor fan.

### Kitchen

6'10 x 10'04 (2.08m x 3.15m)

UPVC double glazed window to side elevation, range of wall and base units, part tiled splashback, stainless steel sink with chrome mixer tap, integrated gas hob and oven with extractor fan

above, radiator, integrated fridge/freezer, plumbing for white goods, combi boiler.

### Lounge

15'04 x 15'07 (4.67m x 4.75m)

UPVC double glazed doors to rear elevation, exposed floorboard, radiator.

### Conservatory

14'07 x 15'02 (4.45m x 4.62m)

wooden framed double glazed windows, tiled flooring, under floor heating, rear access, exposed brick wall.

### Basement

19'06 x 15'03 (5.94m x 4.65m)

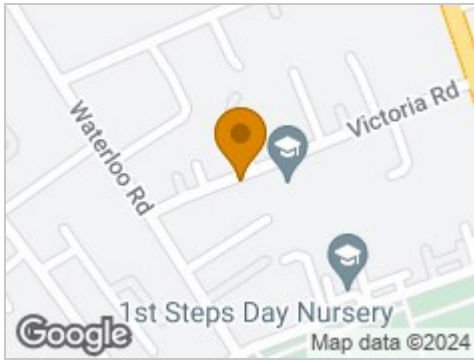
two separate rooms, water supply, storage cupboards.

### Externally

Cast iron gate with sandstone wall, mature shrubs and trees to front with steps leading to front door, side access leads to allocated parking spaces, communal garden, steps to private conservatory



## Road Map



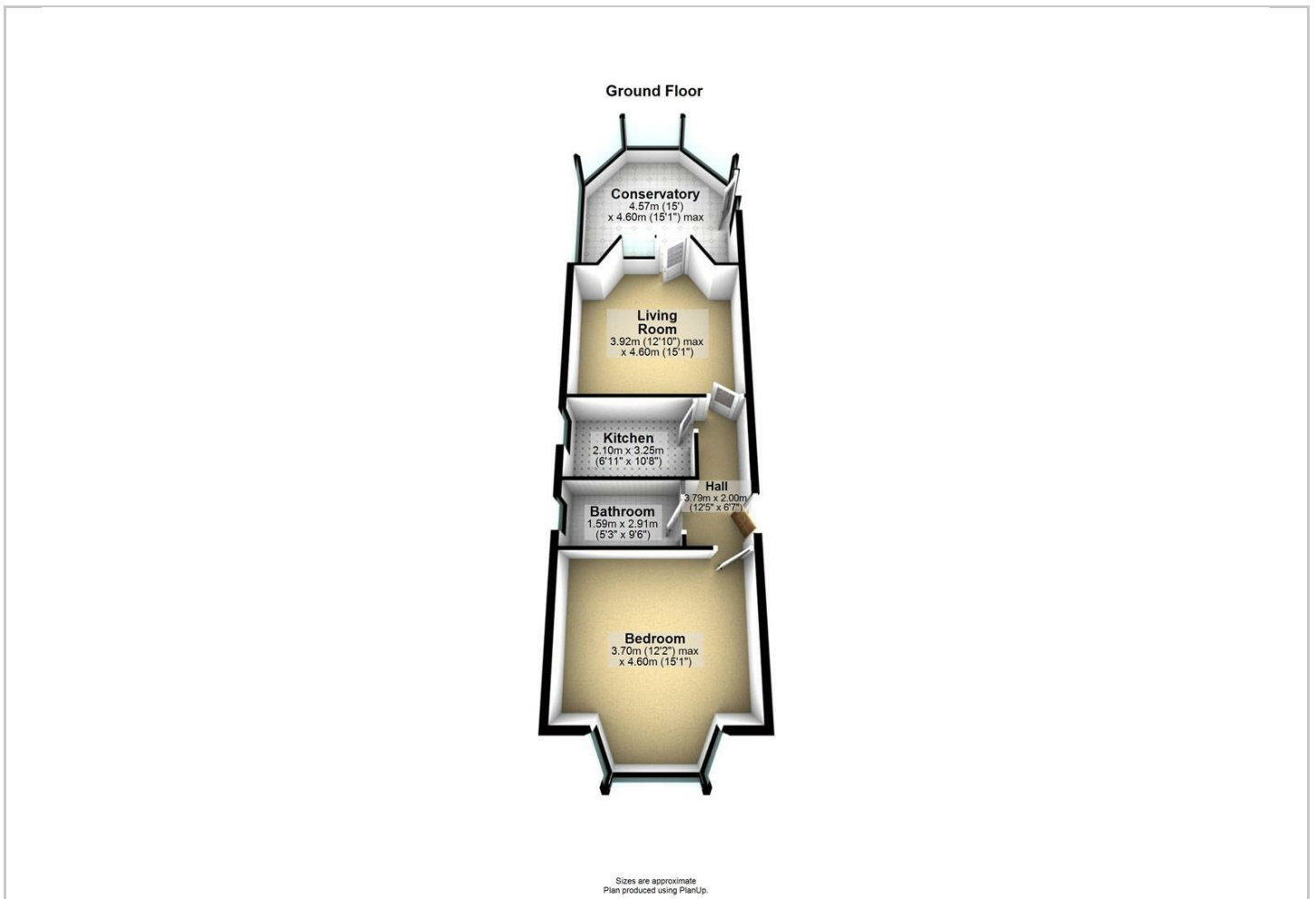
## Hybrid Map



## Terrain Map



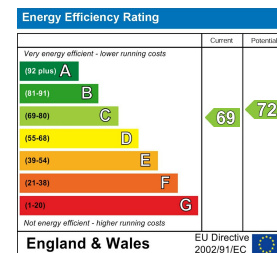
## Floor Plan



## 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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