

Ashlar Road, Waterloo, Liverpool, L22 4QP

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this stunning five bedroom terraced home located in a sought after location just off College Road, L22. The property has been tastefully modernised yet retains many original features and is the perfect family home with spacious accommodation spread over two floors comprising; vestibule, hall with original stained glass entrance door, lounge, sitting room, new Magnet breakfast kitchen, dining room, utility room, five bedrooms and a four piece family bathroom. Outside is a lovely southerly facing rear courtyard and walled front with gated access. The property benefits from gas central heating with a new boiler and new floor and loft insulation. A truly wonderful home ideally situated within walking distance of a variety of shops, bars, restaurants and superb local schools; viewing highly recommended.

£355,000







Vestibule

part glazed front door, tiled flooring

Hall

original stained glass entrance door, laminate flooring, radiator, understairs cupboard. stairs to first floor

Lounge 15'10" x 15'11" (4.83m x 4.87m)



bay to front with four double glazed windows, gas fire in feature surround, radiator, laminate flooring

Sitting Room 15'10" x 14'10" (4.84m x 4.54m)



part glazed double doors onto rear courtyard, feature fabulous Magnet fitted kitchen with a range of base and wall cabinets with complementary worktops and centre island

Breakfast Kitchen 12'6" x 13'11" (3.82m x 4.25m)



fabulous Magnet fitted kitchen with a range of base and wall cabinets with complementary worktops and centre island with breakfast bar, integrated oven and induction hob set in original brick fireplace, integrated under counter fridge and freezer, integrated dishwasher, tiled floor and splashbacks, radiator, glazed window to side aspect, open to dining room

Dining Room 7'6" x 7'8" (2.30m x 2.36m)

 $\ensuremath{\mathsf{uPVC}}$ double glazed french doors to rear garden, radiator, tiled flooring

Utility Room 6'5" x 5'10" (1.97m x 1.80m)

glazed window to rear aspect, side door to courtyard, wall mounted boiler, plumbing for washing machine, space for fridge freezer and tumble dryer, tiled floor and walls

First Floor

Split Level Landing

- Large 5 Bedroom Terrace
- Sought After Location
- Many Original Features
- EPC Rating TBC
- New Magnet fitted kitchen
- Gas Central Heating (new boiler)
- Southerly Facing Rear Courtyard

Bedroom 1 15'8" x 14'11" (4.80m x 4.57m)



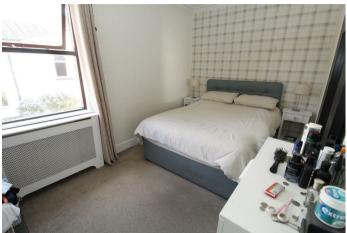
bay to front with four double glazed windows, radiator, original floorboards sanded and painted, built in wardrobes

Bedroom 2 15'9" x 14'11" (4.82m x 4.57m)



bay to front with four double glazed windows, radiator, original floorboards sanded and painted, built in wardrobes

Bedroom 3 8'5" x 14'0" (2.59m x 4.28m)



glazed window to rear aspect, radiator

Bedroom 4 9'7" x 7'1" (2.94m x 2.16m)

glazed window to front aspect, radiator, original floorboards sanded and painted

Bedroom 5 6'0" x 9'6" (max) (1.83m x 2.90m (max)) glazed window to side aspect, radiator, laminate flooring

Family Bathroom 10'9" x 8'2" (3.30m x 2.51m)



spacious bathroom with freestanding bath, separate shower

cubicle, low level w.c., and wash hand basin on stand, vertical radiator, tiled floor and walls, inset ceiling spotlights, built in cupboard, glazed window to side aspect

Outside

Rear Courtyard

walled courtyard with patio area and mature borders

Front

walled front with pedestrian gated access

Additional Information

Tenure: Freehold Council Tax Band: C Local Authority: Sefton

Agents Note

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