



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 fireplace, radiator, laminate flooring

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)

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

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



