



Grosvenor Waterford
ESTATE AGENTS LIMITED

The Crescent, Waterloo Park, Liverpool, L22 3XH



Grosvenor Waterford are delighted to offer for Sale a substantial character four bedroom semi detached house located in a sought after cul-de-sac within Waterloo's 'The Crescent.' This property enjoys a large plot and provides spacious accommodation comprising; porch, welcoming entrance hall, lounge, sitting room, dining room, kitchen and downstairs w.c.. To the first floor are four bedrooms and a family bathroom. Outside the walled front opens onto lawns and a large tarmac driveway providing parking for several vehicles and which leads to the detached garage, and the good sized rear garden also has brick outbuildings. This is a fabulous modern family home still retaining many period features and within walking distance of Waterloo's shops, schools, cafes, beach and train station. Viewing most definitely recommended.

Offers over £390,000



Entrance Porch

uPVC double glazed doors and window, luxury vinyl flooring

Hall



entrance door with lead light glass, radiator, storage cupboard, turned staircase to first floor, uPVC double glazed window to front aspect

Lounge 15'3" (into bau) x 13'6" (4.65m (into bau) x 4.12m)

uPVC double glazed windows in square bay, gas fire in feature surround, radiator

Sitting Room 15'3" x 12'0" (4.67m x 3.66m)

uPVC double glazed door and windows to rear aspect, inset gas fire, radiator

Dining Room 11'10" x 9'0" (3.63m x 2.75m)



two uPVC double glazed windows to side aspect, radiator, luxury vinyl flooring

Kitchen 10'6" x 10'5" (3.22m x 3.19m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine and dishwasher, space for fridge freezer, luxury vinyl flooring, uPVC double glazed windows to side and rear aspects, uPVC door to side driveway

Downstairs W.C.

uPVC double glazed window to side aspect, low level w.c., wash hand basin, luxury vinyl flooring

First Floor

Landing

turned staircase, built in storage cupboard

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- 4 Bedroom Semi Detached Character Property
- Three Reception Rooms
- uPVC Double Glazing

- EPC Rating C
- Large Plot
- Gas Central Heating

- Sought After Location off Park Rd, Waterloo
- Cul de Sac location

**Bedroom 1 15'1" (into bay) x 13'6" (into cupboards)
(4.60m (into bay) x 4.12m (into cupboards))**



uPVC double glazed windows in square bay, radiator, fitted wardrobes, laminate flooring

Bedroom 2 13'5" x 11'3" (max) (4.10m x 3.44m (max))



uPVC double glazed window to rear aspect, radiator, fitted wardrobes, laminate flooring, wash hand basin

Bedroom 3 14'0" x 10'4" (4.27m x 3.16m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes, laminate flooring

Bedroom 4 7'4" x 7'6" (2.25m x 2.29m)

uPVC double glazed window to front aspect, laminate flooring

Family Bathroom 8'1" x 6'9" (2.48m x 2.06m)



modern white suite comprising; panelled bath, separate shower cubicle with electric shower, wash hand basin and low level w.c., radiator, tiled walls, luxury vinyl flooring, uPVC double glazed frosted window to side aspect

Outside

Rear Garden

Front Garden

Detached Garage & Outbuildings

garage with double opening doors and power and light with detached outbuildings to the rear of the garden

Additional Information

Tenure : Freehold
Council Tax Band : D
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	



