



1 2 Melrose Road

Waterloo, Liverpool, L22 1RL

**Offers over £145,000**

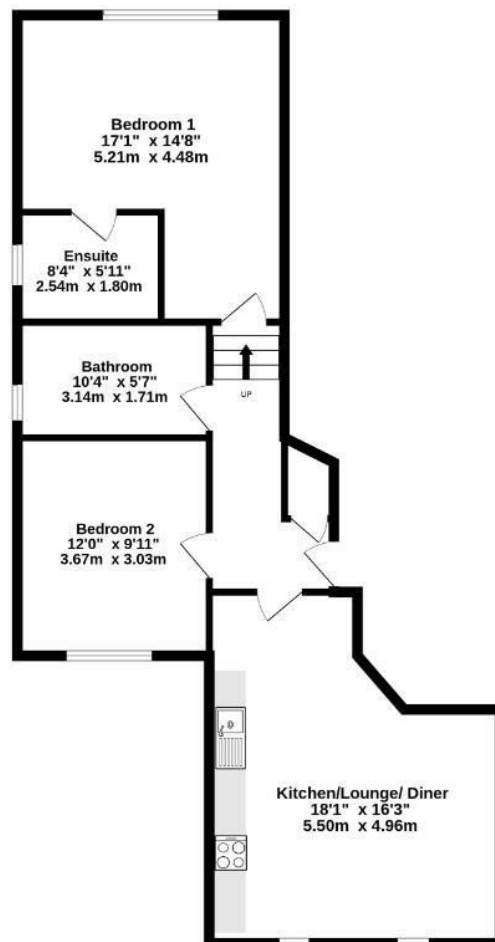
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## Offers over £145,000



MELROSE ROAD, LIVERPOOL

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metroptix ©2023 in relation to any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metroptix ©2024



## Road Map



## Hybrid Map



## Terrain Map



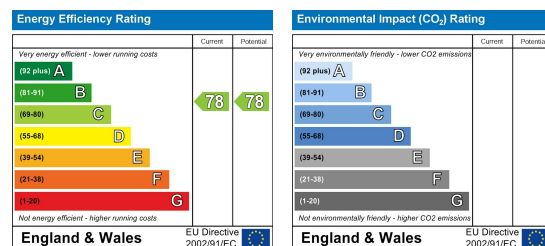
- **TWO BEDROOM APARTMENT**
- **LOCATED ON FIRST FLOOR**
- **VIDEO INTERCOM ACCESS**
- **OPEN PLAN KITCHEN/LOUNGE AREA WITH REAR ASPECT**
- **WELL APPOINTED BATHROOM WITH SHOWER CUBICLE**
- **MASTER BEDROOM HAS A MODERN ENSUITE SHOWER ROOM**
- **ALLOCATED PARKING SPACE**
- **FANTASTIC LOCATION CLOSE TO ALL LOCAL AMENITIES**
- **LEASEHOLD**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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