



### 1a Sycamore Road

Waterloo, Liverpool, L22 4QJ

**Offers over £275,000** 















# 1a Sycamore Road

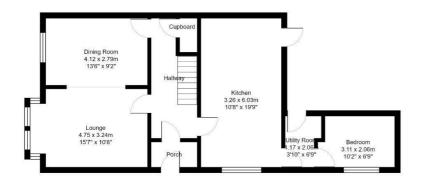
Waterloo, Liverpool, L22 4QJ

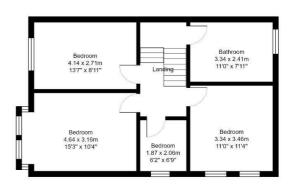
## **Offers over £275,000**











Total Area: 127.6 m² ... 1373 ft²

All measurements are approximate and for display purposes only



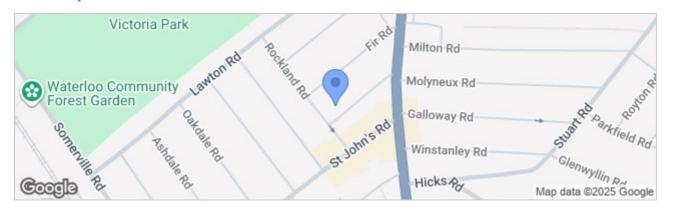




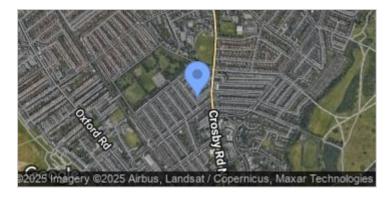




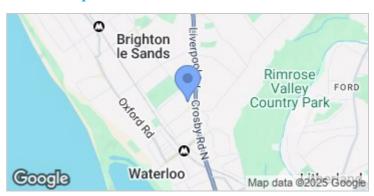
#### **Road Map**



### **Hybrid Map**



### Terrain Map



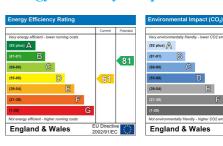
- SUPREBLY PRESENTED THROUGHOUT
- STUNNING KITCHEN & BATHROOM
- EXTENDED FAMILY HOME
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- EXCELLENT LOCAL SCHOOLS
- AWARD WINNING RESTAURANTS & BARS CLOSE BY
- WALKING DISTANCE TO CROSBY MARINA

### **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 firms employment has the authority to make or give any representation or warranty in respect of the property.

### **Energy Efficiency Graph**



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003

Email: crosby@abode.group.co.uk Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 01704 827 402

Email: formby@abode-group.co.uk Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Abode Group (NW) company registration number 108862013

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003