



32 Victoria Road

Waterloo, Liverpool, L22 1RP

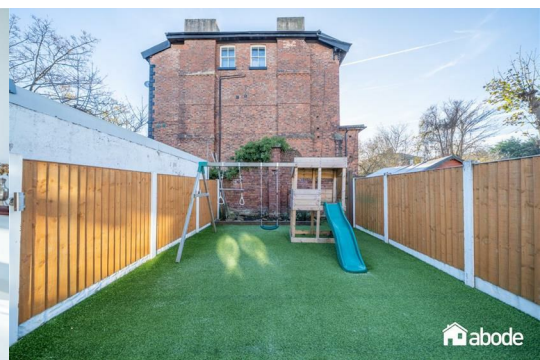
Asking price £260,000



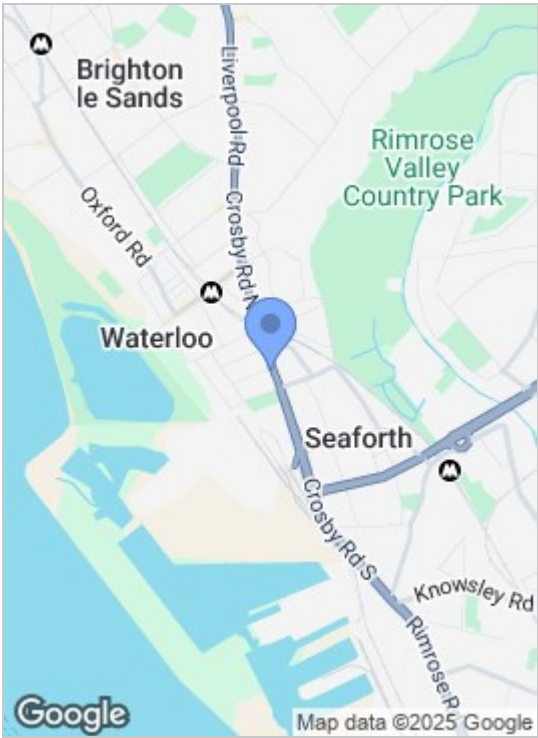
Abode are delighted to present this charming three-bedroom mid-terrace house located on Victoria Road in the desirable area of Waterloo. This property is perfectly suited for first-time buyers or a growing family, as it is just a short stroll from the picturesque Crosby Beach and the scenic Marina Lake, making it an ideal location for those who appreciate the outdoors.

Upon entering, you are welcomed by a wide entrance hall that leads to an inviting front reception room. The bay-fronted living room is a delightful space, and an archway connects to the open-plan kitchen, dining, and extended living area, complete with underfloor heating. This creates an airy atmosphere that is perfect for modern living. Bi-fold doors provide direct access to the garden, making it an excellent spot for al fresco dining. Additionally, there is a convenient downstairs shower room and WC.

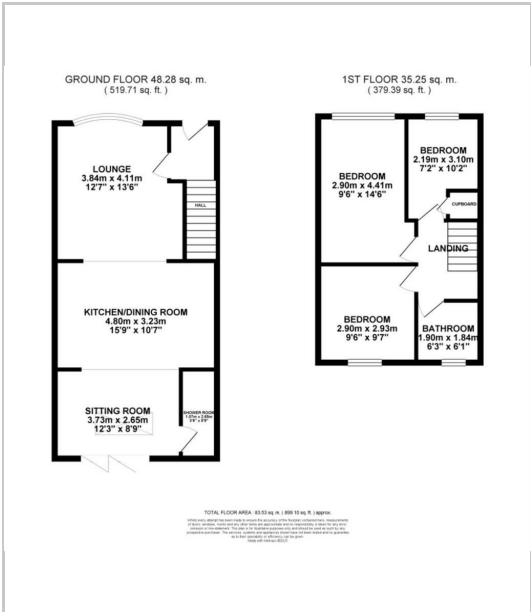
The first floor comprises three well-proportioned bedrooms, including two spacious doubles with fitted wardrobes, alongside a single bedroom that can serve as a guest room, cot room, or home office. A family bathroom completes this level, providing essential amenities for everyday living. The loft is also boarded, offering further storage options.



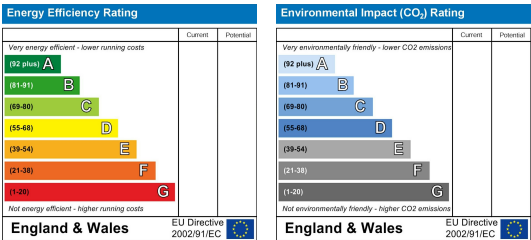
Area Map



Floor Plans



Energy Efficiency Graph



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.

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