



27 Thorndale Road, Liverpool, L22 9QP

Asking Price £300,000

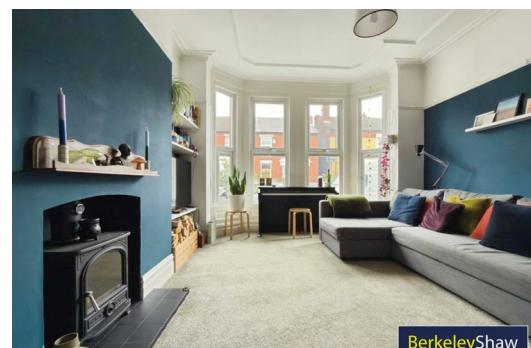
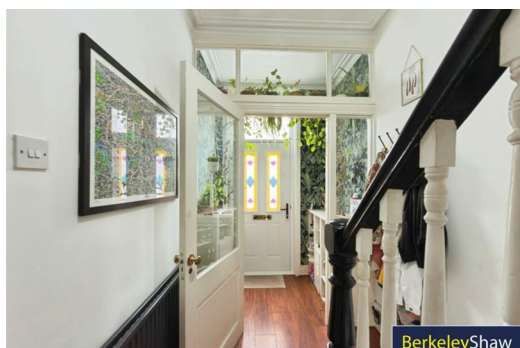
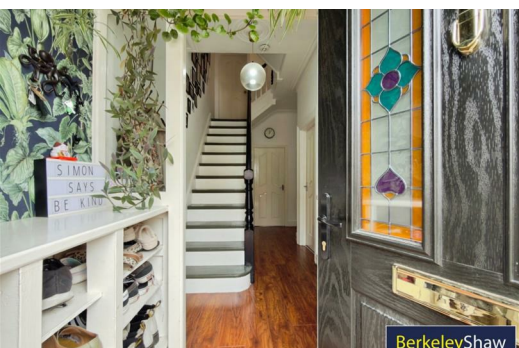
A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME offering spacious accommodation across three floors, a SOUTH-FACING yard with grass lawn and an excellent Waterloo location.

This spacious MID-TERRACE property is in EXCELLENT CONDITION and offers generous, versatile accommodation arranged across three floors. Upon entering, the welcoming hallway leads to two separate reception rooms. The front lounge features an impressive bay window, allowing plenty of natural light to fill the room, together with a LOG-BURNING STOVE that creates a warm and inviting focal point. The second reception room provides an ideal family sitting or dining space, with PATIO DOORS opening directly onto the SOUTH-FACING rear yard with grass lawn and bordering flower beds & shrubs.

The spacious DINING KITCHEN offers ample room for the whole family to cook, dine and spend time together. A handy DOWNSTAIRS WC is neatly positioned beneath the stairs, adding further practicality to this excellent family home.

On the first floor are two generous double bedrooms, positioned to the front and rear, along with a good-sized third bedroom. The large family bathroom is particularly impressive, featuring a full-size BATH, twin wash basins and a separate SHOWER cubicle. The second floor provides a further DOUBLE BEDROOM, ideal as a principal bedroom, guest room, teenager's space or HOME OFFICE.

Outside, the SOUTH-FACING rear garden includes a lawned area and established shrub borders, creating an attractive and manageable space for relaxing, entertaining and outdoor dining.



Porch/Vestibule

Hall

Downstairs WC

Living Room

15'1" x 12'11" (4.60 x 3.94)

Dining/Family Room

12'9" x 10'2" (3.89 x 3.10)

Dining Kitchen

23'6" x 7'10" (7.18 x 2.40)

Bedroom 1

15'1" x 11'1" (4.62 x 3.38)

Bedroom 2

12'9" x 10'2" (3.89 x 3.12)

Bedroom 3

9'1" x 7'6" (2.77 x 2.29)

Bathroom

12'4" x 8'1" (3.78 x 2.48)

Bedroom 4

12'11" x 8'11" (3.96 x 2.72)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
		79
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		
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Not environmentally friendly - higher CO ₂ emissions		
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