



## 32 Marine Crescent

Waterloo, Liverpool, L22 8QP

£459,500



# 32 Marine Crescent

Waterloo, Liverpool, L22 8QP

£459,500



## Ground Floor

### Entrance Hall

12'02 x 5'05 (3.71m x 1.65m)

Radiator, carpeted flooring, under stairs storage under stairs to the first floor, additional side door, door leading to the side entrance, vinyl flooring, wooden framed, frosted door and windows

### Rear Reception room

10'02 x 13'09 (3.10m x 4.19m)

Wooden framed, single glazed window, radiator, carpeted flooring, fitted shelves in right recess, fireplace with wooden surround, wooden framed, single glazed door taking us around

### Dining Room

10'07 x 13'02 (3.23m x 4.01m)

Wooden framed, double glazed sash window, radiator, exposed floorboards, original fireplace, picture rail.

### Kitchen

17'09 x 9'09 (5.41m x 2.97m)

wooden framed and double glazed double doors, single glazed shash window next to the glass doors, down lights, exposed floorboards, range cooker, tiled splash back, extraction fan, 1 and 1/2 bowl porcelain sink, radiator and additional radiator.

### Front Reception

22'04 x 13'08 (6.81m x 4.17m)

Carpeted flooring, wooden framed, single glazed double doors, two sets to the front elevation, additional radiator, picture rail, original marble fireplace with a tile surround, storage space,

## Entrance

4'09 x 5'04 (1.45m x 1.63m)

## Office Area

11'04 x 6'03 (3.45m x 1.91m)

Wooden framed, single glazed window to side elevation, carpeted flooring, vinyl flooring, wooden framed, single glazed door which takes us back to the rear garden, radiator, vinyl flooring, downstairs WC with vinyl flooring, wooden framed, frosted, single glazed window, WC, wash hands basin,

## Utility Area

6'07 x 6'04 (2.01m x 1.93m)

Radiator, wooden framed, single glazed, frosted window to side elevation, tiled flooring, boiler.

## First Floor

### Landing

7'06 x 5'11 (2.29m x 1.80m)

carpeted stairs up to the first floor. Single glazed sky light, picture rail

### Bedroom 1

13'02 x 13'09 (4.01m x 4.19m)

carpet, double glazed windows, radiator, cast iron fire place, tiled and wooden surround, storage.

### Bedroom 2

13'08 x 8'11 (4.17m x 2.72m)

carpet, radiator, wooden framed double glazed windows to front elevation, no picture rail in this room.

### Toilet

5'04 x 5'00 (1.63m x 1.52m)  
wooden framed, double glazed sash window frosted to the side elevation, wash hand basin, chrome towel rail vinyl flooring,

### Bedroom 3

13'10 x 10'08 (4.22m x 3.25m)  
wooden framed, double glazed, sash windows to the side elevation, radiator, cast iron fireplace, carpeted flooring.

### Bedroom 4

13'09 x 9,05 (4.19m x 2.74m, 1.52m)  
carpeted flooring, storage, fireplace, radiator, wooden framed single glazed windows to the rear elevation.

### En Suite

11'06 x 6'05 (3.51m x 1.96m)  
Tiled flooring, walk - in corner shower, WC, single glazed windows, wooden framed to side elevation, free standing bath, wash hand basin, chrome towel rail, down lights, extractor fan.

### External

### Back garden

Two sets of wooden double doors, out building, outside tap, drive way, small lawn area, built up brick walls.

### Front Garden

sandstone, driveway, shrubs and trees, slat fencing to the right hand side, 2 planters and outside wall lights.



## Road Map



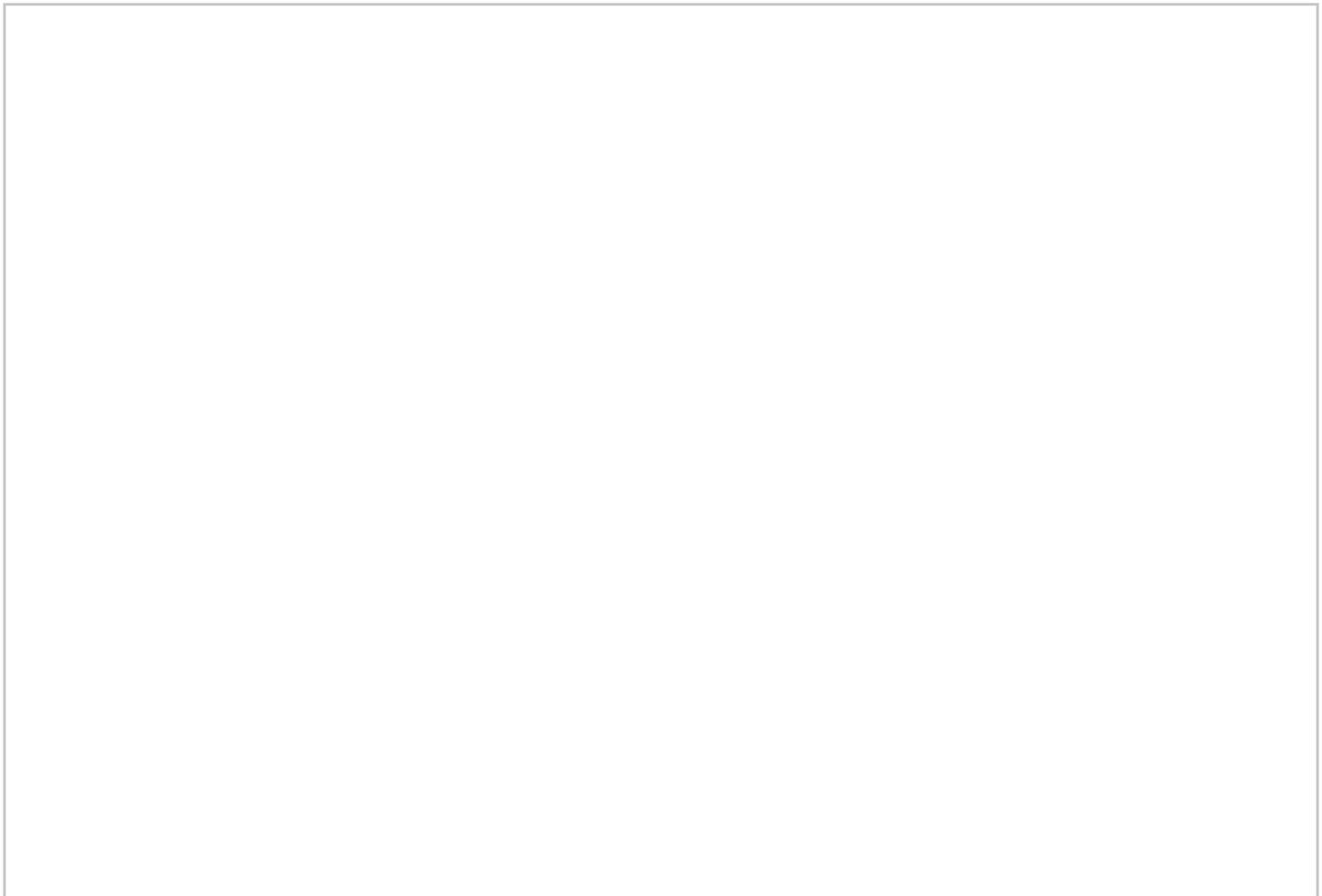
## Hybrid Map



## Terrain Map



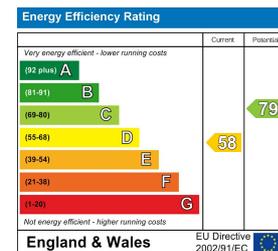
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.