



## 26 Marlborough Road, Liverpool, Merseyside L22 1RT

£179,950

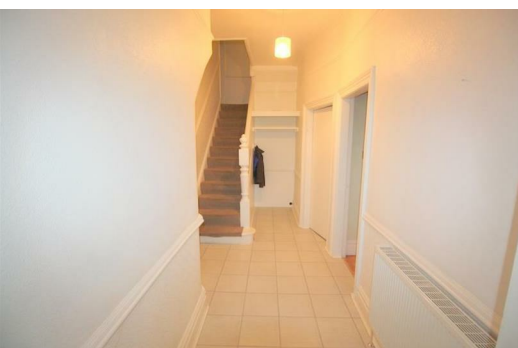
An opportunity to acquire a large Period, 4 BEDROOM END TERRANCE property in a popular residential area of Waterloo. The property is within walking distance of Waterloo Marina, is a prime catchment area for local schools, within easy reach of local shopping facilities and transport links.

The property benefits from UPVC double glazing and gas central heating. The accommodation comprises of vestibule, hallway, three reception rooms, kitchen to the ground floor. To the first floor there are four bedrooms, storage room and family bathroom.

There is a paved garden to the rear with access to driveway and single garage and outhouses. Property is offered with NO CHAIN

This property is a fantastic FAMILY HOME or INVESTMENT OPPORTUNITY.

Viewing Is Highly Recommended



Front Exterior

Paved Pathway to entrance door

Porch

Double glazed window, original tiled flooring, two wooden meter cupboards, wooden entrance door

Hallway

Wooden part glazed inner door with single glazed window above, tile effect lino, radiator

Lounge

16'4" x 11'5" (5.0 x 3.5)

Double glazed windows, original coveing, radiator, fitted gas fire with stone surround, radiator, carpet

Dining Room

16'4" x 11'5" (5.0 x 3.5)

Double glazed window, radiator, original coving, open fire with surround.

Study/ Snug

14'1" x 10'5" (4.3 x 3.2)

double glazed window to front and side, wood effect laminate flooring.

Kitchen

14'1" x 8'2" (4.3 x 2.5)

Two double glazed windows and exterior door, range of fitted wall and base units, single drainer sink, plumbing for washing machine, electric cooker point, tiled flooring, walk in larder cupboard with storage shelves.

Landing

Loft hatch, carpet

Bathroom

7'10" x 5'6" (2.4 x 1.7)

Double glazed window, part tiled walls, tiled floor, bath, w.c, sink and radiator.

Bedroom 1

16'8" x 11'5" (5.1 x 3.5)

Double glazed windows, radiator, carpet

Bedroom 2

16'0" x 11'5" (4.9 x 3.5)

Double glazed window, radiator, fitted wardrobe, tiled fireplace and surround, carpet.

Storage Room

8'2" x 4'7" (2.5 x 1.4)

Double glazed window, radiator, lino floor tiles and shelving

Bedroom 3

9'10" x 14'1" (3.0 x 4.3)

Double glazed windows, wood effect laminate flooring, radiator, part tiled walls in shower cubical area, fitted shower cubical with combination shower, sink and carpet

Bedroom 4

8'2" x 7'10" (2.5 x 2.4)

Double glazed window, lino tiled floor, Halstead Best70 Boiler and water cylinder, radiator

Garage

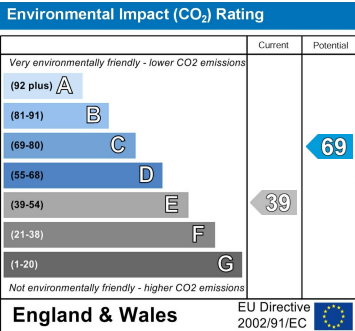
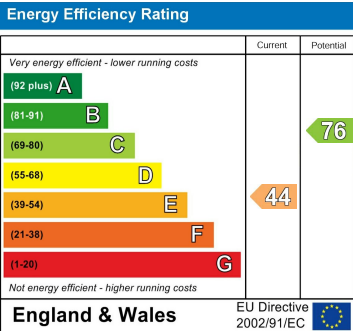
Single garage with electrics

Workshop and Outside W.C.

Brick built workshop and Brick built Outside W.C

Rear Exterior

Walled boundaries, double wooden gates, paved rear, single gate, greenhouse.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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. Made with Metropix ©2018

