



## 1 Willoughby Road, Liverpool, Merseyside L22 0NP

£200,000

A chance to own a WELL PRESENTED 3 BEDROOM Terraced Property in the heart of Waterloo.

Ideally located for the short walk to the Sea Front, Train Station and South Road, this is ideal for a first time buyers, investors or families.

To the ground floor there is an entrance vestibule, hallway, 2 reception rooms and kitchen and to the first floor there are 3 bedrooms and a bathroom. To the rear there is a courtyard.

Make an early viewing with us on 0151 924 6000.



## Vestibule

Original tiled floor access to hallway

## Hall

17'4" x 5'6" (5.3 x 1.7)

Stained glass window to front door, radiator, under stairs storage, original hand rail and laminate flooring

## Lounge

12'5" x 13'9" (3.8 x 4.2)

UPVC double glazed bay window to front, original fire surround, radiator and stripped wooden floor

## Second Reception Room

11'5" x 11'5" (3.5 x 3.5)

UPVC double glazed window to rear radiator

## Kitchen/diner

15'1" x 11'5" (4.6 x 3.5)

UPVC double glazed window to side and French doors to rear garden, range of wall and base units stainless steel sink with mixer tap, gas oven and hob, freestanding Fridge freezer, washing machine and dishwasher and quarry tiled flooring

## Landing

16'0" x 5'6" (4.9 x 1.7)

with storage cupboard. The loft is boarded for storage with ladder for access.

## Master Bedroom

13'9" x 17'4" (4.2 x 5.3)

UPVC double glazed bay window, original marble fire surround, radiator and stripped flooring

## Second Bedroom

11'5" x 11'5" (3.5 x 3.5)

UPVC double glazed window, radiator, original cast iron fire surround and stripped flooring

## Third Bedroom

11'9" x 6'10" (3.6 x 2.1)

UPVC double glazed window to rear and laminate flooring

## Family Bathroom

8'10" x 5'2" (2.7 x 1.6)

UPVC double glazed frosted window, Low level WC,

modern wash hand basin , paneled bath with shower over and glass shower screen, chrome ladder towel rail, part tiled walls and tiled flooring

## Outside

To the front of the property there is a walled garden. To the rear of the property there is walled courtyard garden with AstroTurf and a garden shed

