



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

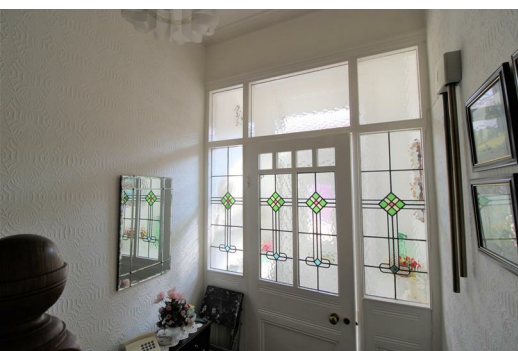
£180,000

A chance to own a 4 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, 3 reception rooms and kitchen and to the first floor there are 4 bedrooms and a bathroom. To the rear there is a courtyard.

Make an early viewing with us on 0151 924 6000.





## Vestibule

With original stained glass windows and door

## Hallway

Original wooden banister and doors to the ground floor rooms

## Lounge

13'1" x 14'5" (4 x 4.4)

Double glazed bay window to front, original ceiling coving, gas fire in surround with hearth

## Sitting Room

13'9" x 9'2" (4.2 x 2.8)

Double glazed window, original ceiling coving, gas fire, access to dining room

## Dining Room

9'2" x 9'10" (2.8 x 3)

Double glazed window, gas fire access to kitchen

## Kitchen

8'10" x 7'6" (2.7 x 2.3)

Double glazed window, Range of wall and base units gas cooker point and wall mounted gas central heating boiler. Access to rear courtyard

## Bedroom 1

11'9" x 13'1" (3.6 x 4)

Double glazed bay window, original features and radiator

## Bedroom 2

9'10" x 13'9" (3 x 4.2)

Double glazed window, original features and radiator

## Bedroom 3

9'10" x 7'10" (3 x 2.4)

Double glazed window original features and radiator

## Bedroom 4

8'10" x 6'10" (2.7 x 2.1)

Double glazed window, original features and radiator

## Family Bathroom

6'6" x 7'2" (2 x 2.2)

Double glazed frosted window, paneled bath, low level WC, pedestal wash hand basin, part tiled walls and floor

## Outside

To the front of the property is a small walled garden and to the rear there is a courtyard

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		54
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		54
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

