



## 29 Ronald Road, Liverpool, Merseyside L22 3XU

Asking Price £179,950

Berkeley Shaw presents this 3 bedroom semi-detached property in a sought after residential area of Waterloo. The property is in a prime catchment area for local schools, close to local shopping areas and within easy reach of local transport links.

This well proportioned accommodation offers entrance hall, two reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom. The property benefits from double glazing and gas fired central heating.

There are gardens to the front and rear, off road parking for 2 cars to the front and a garage to the rear.



## Hallway

### Reception Room 1

12'5" x 11'9" (3.78m x 3.58m)

UPVC double glazed window, radiator

### Reception Room 2

13'5" x 11'1" (4.09m x 3.38m)

Gas fire, radiator, patio doors to rear

### Kitchen

18'8" x 7'2" (5.69m x 2.18m)

radiator, UPVC double glazed window, door to side, assortment of wall and base units, dishwasher, gas hob, oven, microwave, stainless steel sink

### Landing

stained glass window

### Bedroom 1

14'5" x 10'9" (4.39m x 3.28m)

UPVC double glazed window, radiator

### Bedroom 2

11'9" x 10'9" (3.58m x 3.28m)

UPVC double glazed window, radiator

### Bedroom 3

8'6" x 7'10" (2.59m x 2.39m)

UPVC double glazed window, radiator, storage unit

### Bathroom

radiator, UPVC double glazed window, tiled walls, vinyl floor, low level wc, pedestal wash basin, shower over bath, boiler in storage cupboard

### Rear Garden

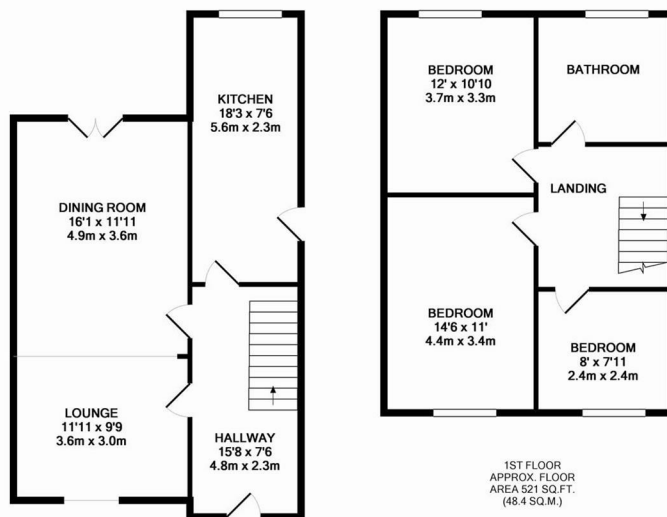
lawned with garage

### Front Garden

Lawned with driveway for 2 cars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	



GROUND FLOOR  
APPROX. FLOOR  
AREA 560 SQ.FT.  
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.4 SQ.M.)

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  
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