



29 Ronald Road, Liverpool, Merseyside L22 3XU

£299,950

Karen Parks @ 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.

The property has been updated and extended by the current owners over the last 6 years to include rewire, central heating, kitchen, bathroom, new windows and Amtico flooring.

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



Porch

7'0" x 5'10" (2.14 x 1.79)

UPVC double glazed door and windows, wooden glazed door to hall.

Hallway

12'1" x 6'11" (3.69 x 2.11)

Stairs to first floor, Amtico flooring, meters in cupboard, radiator.

Dining Room

12'11" x 11'10" (3.96m x 3.63m)

UPVC double glazed window, feature fire surround with electric fire inset, Amtico flooring, radiator, double sliding double doors to:

Lounge

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

UPVC double glazed patio doors to conservatory, feature marble fire surround and heath, living flame coal effect gas fire, Amtico flooring, radiator.

Conservatory

13'7" x 8'5" (4.15 x 2.58)

UPVC double glazed patio doors to garden, windows and ceiling.

Kitchen

18'8" x 8'1" (5.69m x 2.47m)

UPVC double glazed door and window, range of high and low level high gloss white units, star galazy granite worksurfaces, inset stainless steel sink unit with mixer taps, built in oven, built in microwave, 4 ring gas hob with extractor fan over and glass splashback, integrated dishwasher, integrated washing machine, integrated fridge/freezer, polished tiled flooring, radiator.

WC

UPVC double glazed window, low level wc, wash basin in vanity unit, polished tiled flooring, part tiled walls.

Landing

7'11" x 7'2" (2.42 x 2.19)

UPVC double glazed stained glass window

Bedroom 1

14'8" x 10'11" (4.48 x 3.35)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator.

Bedroom 2

11'9" x 10'11" (3.59 x 3.34)

UPVC double glazed window, radiator.

Bedroom 3

8'0" x 7'11" (2.44 x 2.42)

UPVC double glazed window, radiator.

Bathroom

8'5" x 7'10" (2.59 x 2.39)

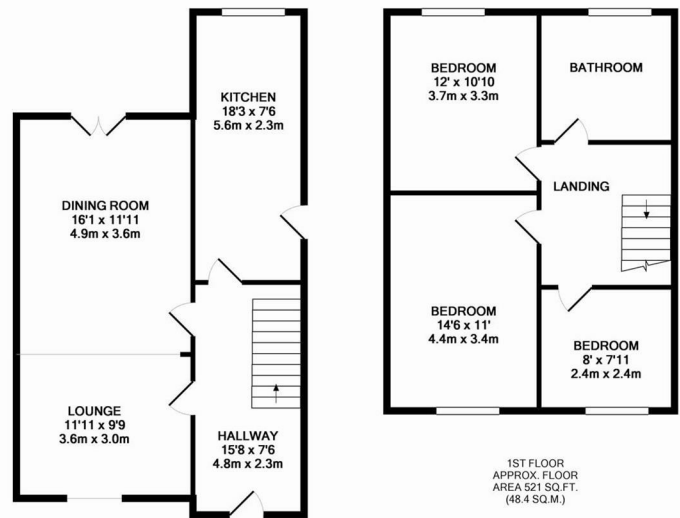
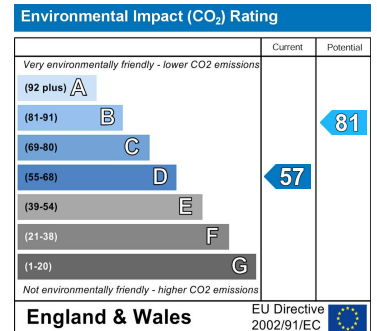
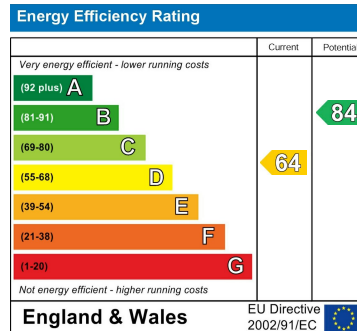
Two UPVC double glazed windows, white suite comprising: panelled bath with mixer tap and shower hose, walk in shower cubicle, pedestal wash basin, low level wc, tiled flooring, radiator,

Front Garden

Paved drive with parking for several cars, double wooden gates to side, laid to lawn with shrubs and bushes.

Rear Garden

Well maintained and a good size. With three garden sheds with independent electricity supply, patio area, laid to lawn, borders with trees, shrubs and bushes



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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