



9 Seaview Terrace, Waterloo, L22 7RS

Asking Price £320,000

Are you searching for an ideal family home with fantastic views across Crosby Beach?

Berkeley Shaw are the appointed sales agents for this fantastic three bedroom mid terrace. Located on Seaview Terrace in the sought after postcode of L22, this is bound to be a popular purchase among buyers given the excellent array of amenities available close by. The surrounding area offers a variety of excellent local schooling, South Road provides a range of shopping facilities as well as Waterloo Train Station. With no onward chain, this is perfect for anybody looking for a quick purchase.

Set out across two floors, the accommodation briefly comprises; vestibule, entrance hall, bay fronted dining room with stunning views out across towards Crosby Beach and double doors leading to the spacious living area which benefits from a gas fire and is flooded with natural light via the bay. Completing the ground floor layout is a fitted kitchen with ample storage and a separate Wc. Rising to the first floor, the landing provides access to two good sized double bedrooms, a further single bedroom and a four-piece bathroom. Externally, the property boasts a good sized front garden and a private rear yard. Further benefits to the property include gas central heating and double glazing.

Get in touch straight away to arrange a viewing!



Vestibule

UPVC double doors, tiled floor.

Entrance Hall

Laminate floor, double glazed window, radiator, stairs to first floor.

Dining Room

10'2" x 13'5" (3.11 x 4.09)

Double glazed window to bay, laminate floor, radiator.

Living Room

16'8" x 16'7" (5.10 x 5.08)

Storage cupboard, double glazed windows to bay, radiator, laminate floor, gas fire.

Kitchen

7'6" x 12'6" (2.29 x 3.83)

Range of wall & base units, rolled edge work tops, tiled splash back, double glazed window, stainless steel sink & drainer, extractor fan.

Wet Room

7'4" x 3'1" (2.26 x 0.95)

Double glazed window, Wc, basin, shower, tiled floor and part tiled walls.

Landing

Laminate floor, loft access.

Bedroom 1

10'1" x 15'4" (3.08 x 4.69)

Double glazed windows to bay, fitted wardrobes, radiator, laminate floor.

Bedroom 2

10'4" x 15'2" (3.16 x 4.64)

Double glazed windows to bay, radiator.

Bedroom 3

5'9" x 8'0" (1.76 x 2.45)

Double glazed window, radiator, laminate floor.

Bathroom

5'8" x 8'6" (1.74 x 2.61)

Corner shower, bath, Wc, basin, tiled floor, part tiled walls.

Externally

Front garden with laid to lawn, mature borders and block paved area. Block paved rear yard with outbuilding and secure gated access from alley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 10/23



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