# BerkeleyShaw

The Ternary, Old Haymarket, Liverpool, L1 6ER www.berkeleyshaw.com



# 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.

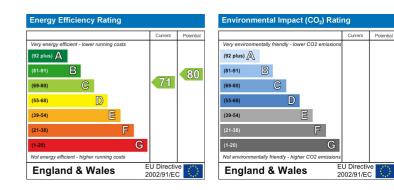
#### Bathroom

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



GROUND FLOOR

1ST FLOOR







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