



## 22 Handfield Road, Liverpool, L22 0NX

### Offers Over £290,000

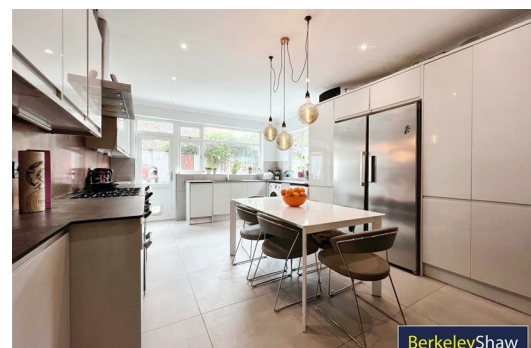
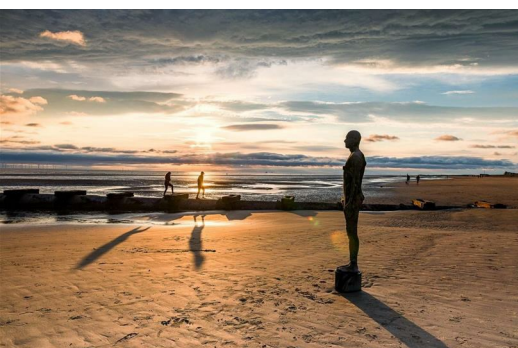
A large 3 bedroom (originally 4) mid-terrace family home in the heart of WATERLOO L22 offered with NO CHAIN. If you are looking for a UNIQUE new home in a sought after location close to schools, shops parks and beach then call NOW to view.

This property has been much improved by the current owners to include a NEW show stopping DINING KITCHEN with space for all the family to cook, eat and relax together. Stylish high-gloss white fitted units, RANGE COOKER with a BESPOKE copper splashbacks make for an entertaining space you will love to show off.

Including two further reception rooms with CHARACTER features, high ceilings and FIREPLACES. Upstairs the Master bedroom was combined with the fourth bedroom to create a spacious bedroom to the front aspect with large FITTED WARDROBES to one wall. There are two other good-sized double bedrooms. The bathroom has a large free standing Victorian style bath in keeping with the age of the property.

To the rear is a sunny outside space with mature climbing plants and flowerbed borders ideal for summer BBQ's.

Located in a popular area of Waterloo where you can walk to all local amenities without needing to drive. Only a short 15 minute train journey into Liverpool City Centre.





Hall

Living Room

14'9" x 13'1" (4.50 x 4.0)

Dining Room

12'1" x 11'9" (3.70 x 3.60)

Kitchen Dining Room

18'0" x 12'9" (5.50 x 3.90)

Bathroom

10'2" x 6'10" (3.10 x 2.10)

Bedroom 1

16'8" x 14'9" (5.10 x 4.50)

Originally 2 bedrooms which have been opened into one impressive Master Bedroom with two windows to the front aspect and a wall of fitted wardrobes.

Bedroom 2

12'1" x 11'5" (3.70 x 3.50)

DOUBLE

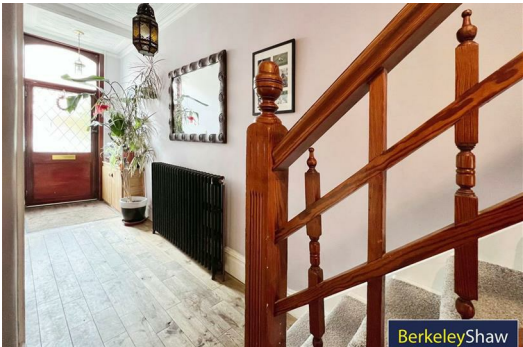
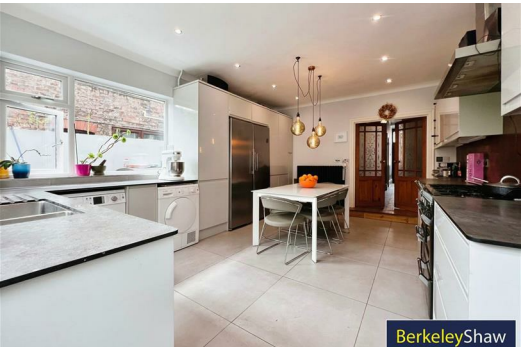
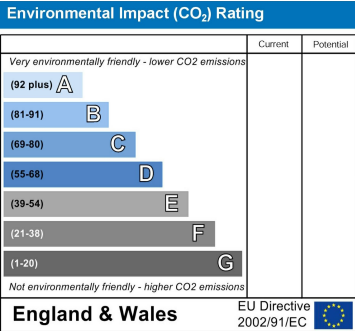
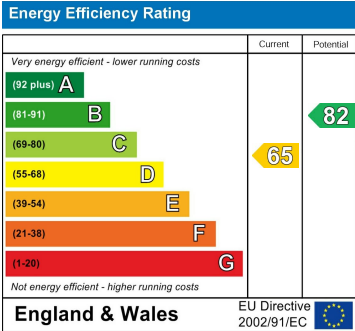
Bedroom 3

13'1" x 10'5" (4.00 x 3.20)

DOUBLE



While 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 mis-statements. The plan is for illustrative purposes only and should be used as such for the only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Hogen 12/2021



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