



## 37 Sandringham Road, Liverpool, Merseyside L22 1RW

£200,000

Welcome to Sandringham Road, Waterloo, a spacious five-bedroom mid-terrace home offering generous living space and a great location. Situated in a highly sought-after area, this property is within easy reach of excellent local schools, a variety of amenities, and superb transport links, providing seamless access to Liverpool city centre and surrounding areas.

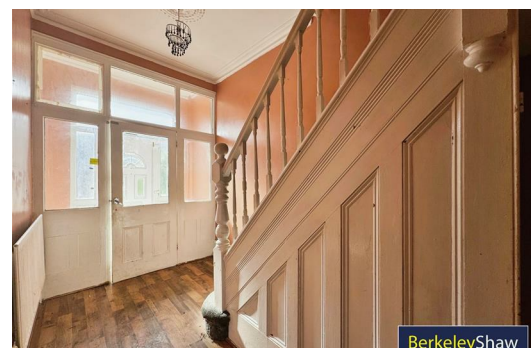
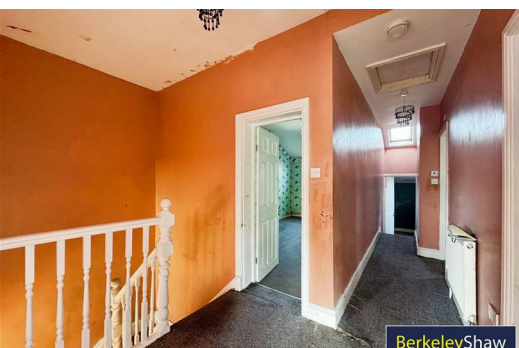
Stepping inside, you are welcomed by a vestibule leading to a spacious entrance hall, complete with understairs storage. The ground floor boasts a large bay-fronted living room, a rear dining room, and a spacious kitchen with direct access to a utility room and ground floor WC—perfect for busy family life.

Upstairs, the generous landing provides access to five well-proportioned bedrooms, offering flexibility for growing families or home office space. A modern four-piece bathroom completes the upper floor, adding to the home's convenience.

The property requires modernisation, but this presents a fantastic opportunity for investors, families, or first-time buyers looking to add value and create a home tailored to their own tastes. With its substantial size and prime location, there is incredible potential to transform this house into a truly stunning home.

Further benefits include no onward chain, double glazing, and gas central heating, making this an excellent opportunity for buyers looking to put their own stamp on a substantial home in a thriving community.

With its superb location, ample space, and fantastic potential, this property is a must-see. Contact us today to arrange your viewing!



| 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 |                         |                         |
|                                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| England & Wales                             |                         |                         |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
|                                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| England & Wales                                                 |                         |                         |

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operation or efficiency for the given.

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