



1 St. Marys Road, Waterloo, Liverpool L22 3XX

£1,500 PCM

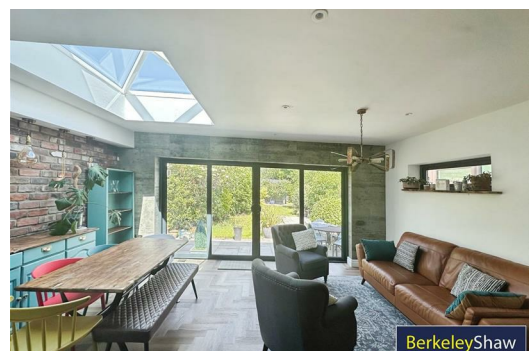
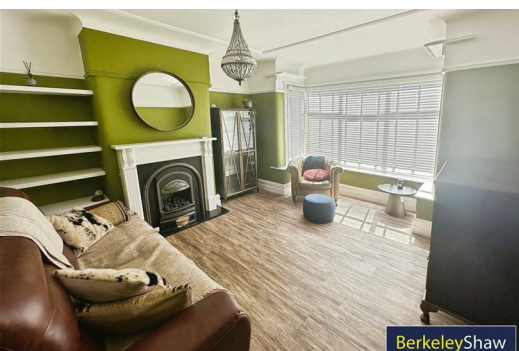
Nestled on the charming St. Marys Road in the vibrant area of Waterloo, TO LET PART FURNISHED, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the extended open plan kitchen and living area, which creates a warm and welcoming atmosphere. This contemporary space is perfect for family gatherings or casual dining, allowing for seamless interaction while cooking and entertaining.

The property boasts a convenient shower room and a downstairs W.C., ensuring that the needs of a busy household are well catered for. The thoughtful layout enhances both privacy and functionality, making daily routines a breeze.

For those with vehicles, the property includes parking for one car, adding to the convenience of this lovely home. The surrounding area is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal location for both work and leisure.

Deposit £1,730
Council Tax: C
Minimum Term 12 months



Front Exterior

laid lawn and Driveway

Hallway

staircase to first floor, radiator, gas and electric cupboards, bench

Downstairs W.C.

Double glazed window low level w.c. and sink

Front Reception

Double glazed windows, wooden flooring, feature fireplace, radiator, shelving, 1 x cabinet, 1 x sideboard, 1 x chair, 1 x sofa,

Open Plan Kitchen Living Space

double glazed sliding doors, wooden flooring radiators kitchen comprises of a range of wall and fitted base units with the following appliances microwave and plate warmer, dishwasher, induction hob, fridge freezer, 1 x kettle, toaster inbuild ironing board, various kitchen essential will be left by the landlords, furnishing in living area 2 x chairs, 1 x sofa, table and 4 chairs, 2 x sideboards 2 x stools, 1 x coffee table

Utility Room

Double glazed window, range of fitted base and wall unit, inset sink with mixer tap, boiler, stopcock, washer dryer, freestanding Fridge / freezer

Landing

Double glazed window, carpet

Bedroom 1

Double glazed windows, wooden flooring, radiator, double bed and mattress, desk and wardrobe

Bedroom 2

double glazed windows, fitted wardrobes, double bed and mattress, radiator, bedside cabinets, chest of drawers and chest

Bedroom 3

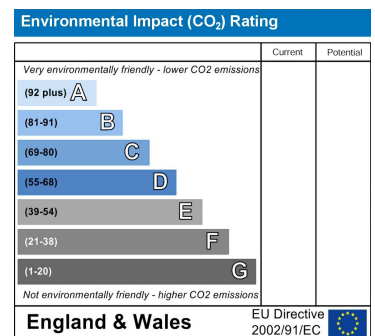
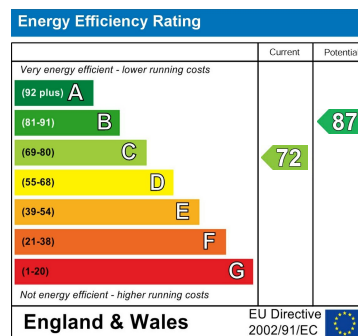
wooden floor, double glazed window, radiator, bookcase, desk and chair, drawer unit

Shower Room

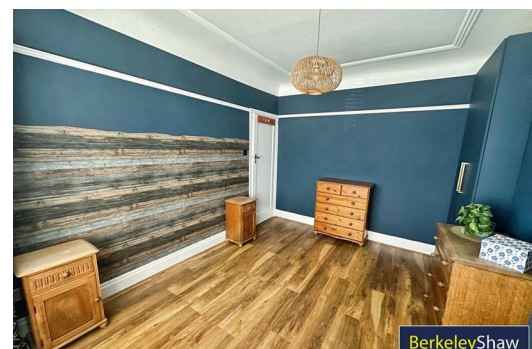
double glazed window, fully tiled walls and floor, walk in shower low level w.c. and sink

Rear Exterior

Patio area, lawn, mature garden, shed



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with iMatter 3.0.0.0



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