

## 16 Corona Road, Liverpool, Merseyside L22 0LW

### Offers Over £225,000

Extended 3-Bedroom Mid-Terrace – Corona Road, Waterloo

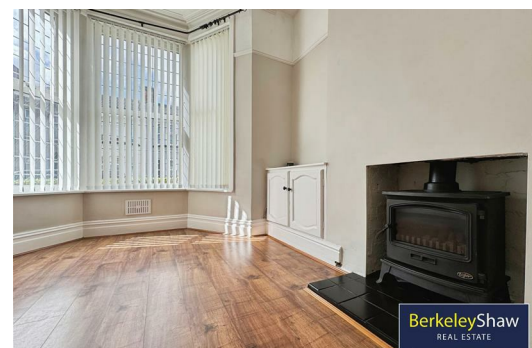
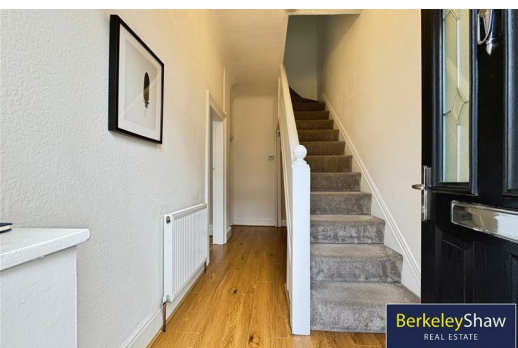
This extended three-bedroom mid-terrace on Corona Road offers fantastic versatility and is ideal for a variety of buyers—including first-time purchasers, growing families, and investors seeking to capitalise on strong local rental demand.

Step inside to a welcoming entrance hall, leading to a bright bay-fronted living room with a feature gas fire, creating a warm and inviting space. To the rear, you'll find an open-plan kitchen/diner, a highly adaptable area that can also serve as a study or work-from-home space, with French doors opening out to the rear yard. Completing the ground floor is a conservatory/utility room, adding extra functionality to the home.

Upstairs, the landing provides access to two well-proportioned double bedrooms, a comfortable single bedroom, and a stylish modern four-piece bathroom, offering both a bath and separate shower for convenience.

Further benefits include no onward chain, gas central heating, and double glazing throughout, making this property a fantastic turnkey option for its next owner.

Outside, there's a low-maintenance rear yard, perfect for relaxing or entertaining in warmer months.





## Hallway

A welcoming hallway featuring warm wooden flooring and fresh white walls. The staircase is carpeted and ascends to the first floor, with a radiator positioned along one wall, enhancing the inviting atmosphere as you enter the home.

## Living Room

14'2" x 10'6" (4.3m x 3.2m)

The living room is characterised by a bay window that floods the space with natural light, complemented by wooden flooring and neutral walls. A charming fireplace with a freestanding gas burning stove offers a cosy focal point, while built-in cabinetry provides practical storage options.

## Dining Room

20'5" x 10'0" (6.2m x 3.0m)

This spacious dining room benefits from laminate flooring and neutral walls, creating a bright and airy feel. It features a log burning stove and flows seamlessly through to the extension which offers a versatile space with French doors out to the rear yard.

## Kitchen

9'6" x 6'0" (2.9m x 1.8m)

Modern cabinetry in a soft neutral tone. It includes integrated appliances such as a gas hob and oven, with a washing machine neatly positioned beneath the counter. A window provides natural light, and the layout connects comfortably to the dining room.

## Conservatory / Utility Room

7'10" x 7'3" (2.4m x 2.2m)

The conservatory/utility room is a bright space with plenty of natural light thanks to its large windows. It features a work surface with storage cupboards beneath, offering a practical extension to the kitchen space and direct access out to the rear garden.

## Bedroom 1

14'4" x 10'2" (4.4m x 3.1m)

The main bedroom is generously proportioned with soft carpeting and neutral walls. A bay window allows natural light to fill the room, creating a bright and comfortable retreat.

## Bedroom 2

13'3" x 10'2" (4.0m x 3.1m)

The second bedroom is a spacious and bright room with carpeting and a large window.

## Bedroom 3

7'3" x 5'11" (2.2m x 1.8m)

A single bedroom with carpeting and neutral walls, offering a cosy and practical space, ideal for use as a child's room, guest room, or home office. A window allows natural light to brighten the room.

## Bathroom

10'3" x 6'0" (3.1m x 1.8m)

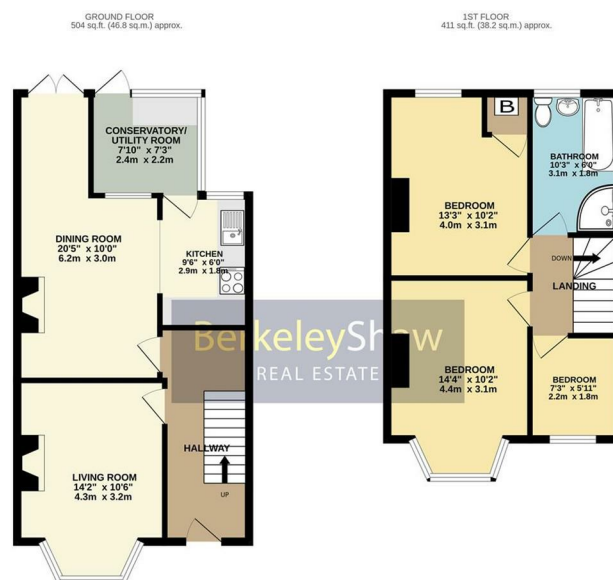
The bathroom is finished with a combination of white wall tiling and neutral paint, creating a clean and modern feel. It includes a bath, a separate shower cubicle, a wash basin, and a toilet, all arranged for practical ease of use.

## Rear Garden

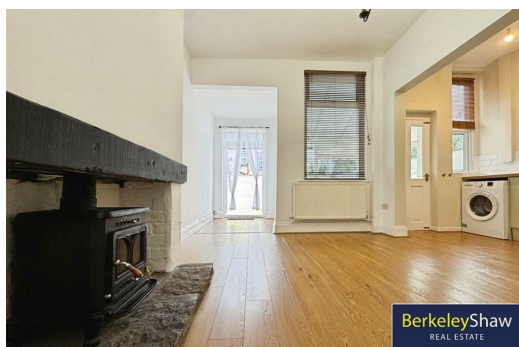
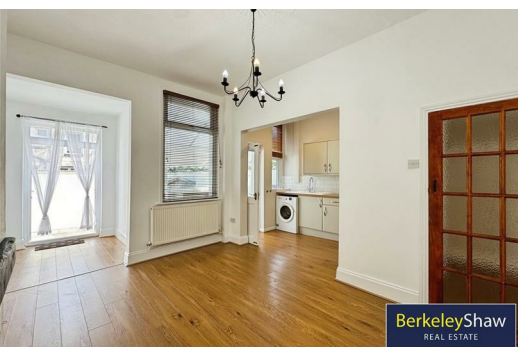
The rear garden is paved and enclosed by high walls, providing a private outdoor space that is easy to maintain. A garden shed offers useful storage, and the garden is accessed directly from the conservatory/utility room.

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 <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		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 915 sq. ft. (85.0 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of areas, dimensions, walls and any other parts are approximate and no responsibility is taken for any errors or omissions. They are for illustrative purposes only and should not be used as a basis for any purchase decision. The actual layout and dimensions may vary from those shown and no guarantee is given as to their accuracy or efficiency can be given.  
Made with HomePlan 12.0.0



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

