



2 Sandheys Grove, Liverpool, L22 7RX

Offers Over £260,000

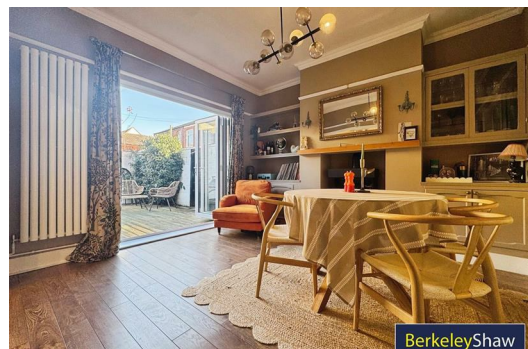
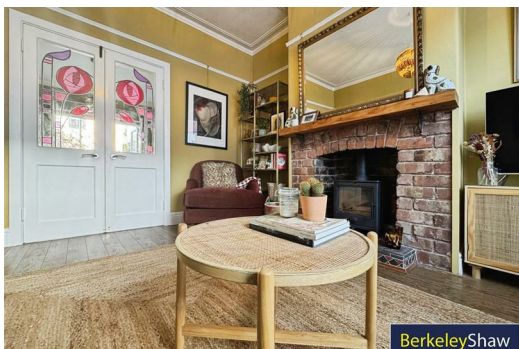
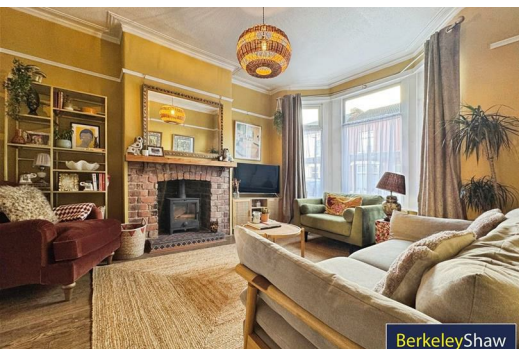
Beautiful Three-Bedroom End of Terrace – Sandheys Grove, Waterloo

Welcome to this beautifully presented three-bedroom end-terrace on Sandheys Grove, offering the perfect blend of period character and contemporary style. In true turnkey condition, this charming home is ideally positioned just a short walk from Crosby Beach and benefits from excellent transport links, making Liverpool city centre and surrounding areas easily accessible.

Inside, the property features a beautifully presented living room with tasteful décor, creating a warm and inviting space, ideal for cosy evenings in front of the log-burning stove. Double stained glass doors lead through to the dining area—a perfect spot for entertaining—where bifold doors open onto the rear yard, allowing the space to flow seamlessly with the outside area. The newly fitted kitchen is a modern highlight, boasting a range of integrated appliances, quartz worktops, and sliding doors opening directly onto the rear yard. A practical utility room completes the ground floor layout.

Upstairs, three well-proportioned bedrooms provide generous accommodation for families, guests, or those working from home. Completing the layout is a modern three piece shower room.

The decked rear yard, provides a low-maintenance outdoor space perfect for alfresco dining, relaxing, or entertaining. Its seamless connection to the dining and kitchen areas makes it ideal for indoor-outdoor living and enjoying the warmer months.



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	
England & Wales		

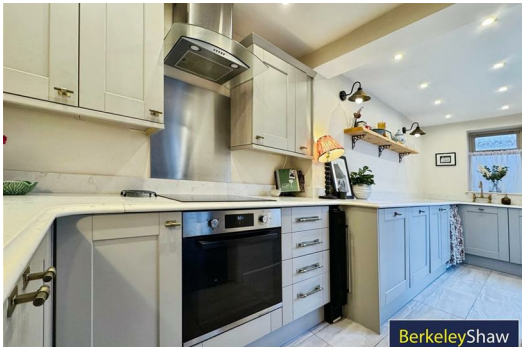
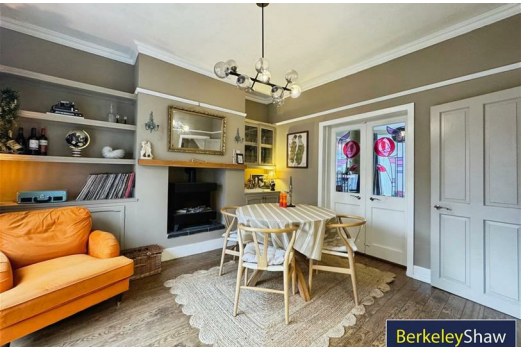
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floor, window, room 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 any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency for any given time.



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