

Reeds Rains

The Estate Agent

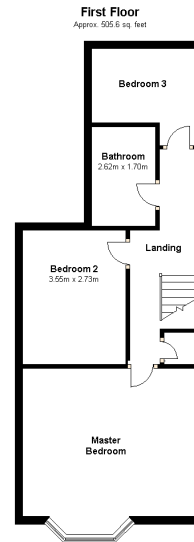
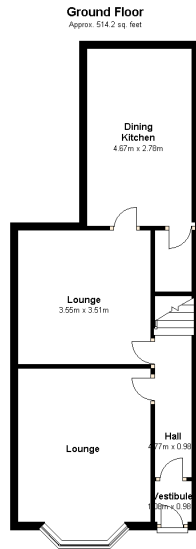
www.reedsrains.co.uk



Ashlar Road, Waterloo, Liverpool

Price £139,950

Reeds Rains Are Pleased To Offer For Sale This Traditional Mid Terraced House Which Briefly Comprises, Vestibule, Hall, Two Reception Rooms, Kitchen/Diner, Three Bedrooms And Family Bathroom. Externally There Is A Front Walled Garden And A Rear Yard. The Property Has A Gas Central Heating System. Viewings Invited



Total area: approx. 1019.8 sq. feet

Directions

From this office head towards Crosby turning left into College Road and first left into Ashlar Road and number 9 is situated on the right.

- Front Lounge

4.27m (in bay) x 3.3m

- Rear Lounge

3.68m x 3.56m

- Kitchen/Diner

4.67m x 2.77m

- Master Bedroom

4.29m (in bay) x 4.47m

- Built in Wardrobes To One Wall

- Bedroom 2

3.66m x 2.82m

- Built in Wardrobes/Storage

- Bedroom 3

2.9m (in dr recess) x 2.77m

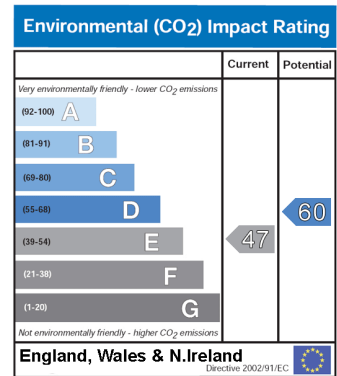
- Family Bathroom

- Outside

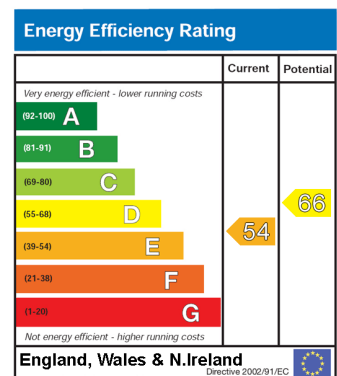
- Front Walled Garden

- Rear Yard

- Floorplan



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Measurements are approximate. Not to Scale. For Illustrative purposes only.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.