



**BerkeleyShaw**

## 2 Wellington Street, Liverpool, Merseyside L22 8QL

Offers Over £130,000

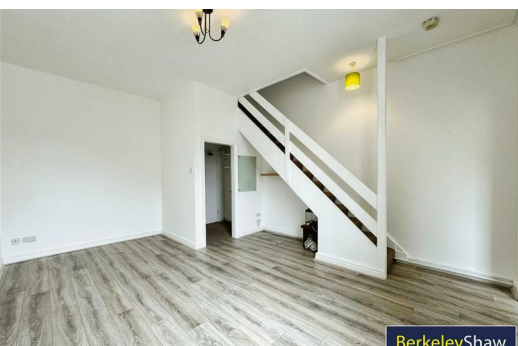
A one-bedroomed, split-level apartment with bags of character is ready to welcome you to Waterloo living.

Adjacent to the Waterloo Terraces conservation area, this Grade II listed property offers high-ceilinged character and an exciting blank canvas for you to write the next chapter of your life.

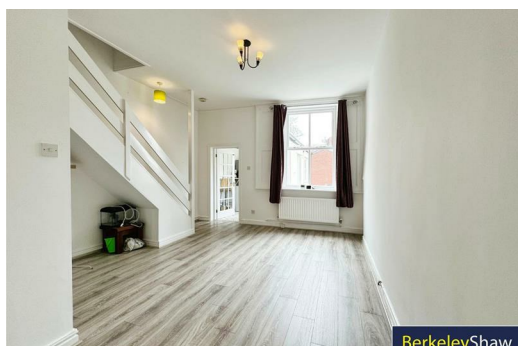
The pleasant location by Waterloo's East Street Triangle is within easy walking distance of the hustle & bustle of South Road, The bohemian vibrancy of St John's Rd and Waterloo Railway Station means that Liverpool City Centre is only a short train journey away.

Recently refreshed with new flooring to the kitchen, living room, bathroom & bedroom; a fully re-tiled bathroom, new kitchen cooker hood & repainted throughout makes it easy to move in & get started in your new Waterloo home.

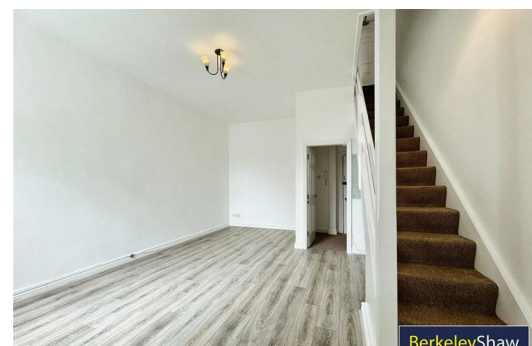
Front door access through the tiled & characterful communal hall leads into the convenient cloakroom and through into the spacious living room. The kitchen offers plentiful workspace and looks out onto the pleasant communal rear garden. The rear door offers the only direct access to both to the rear garden & adjacent communal parking area with benefits for both laundry drying and bringing in the groceries!



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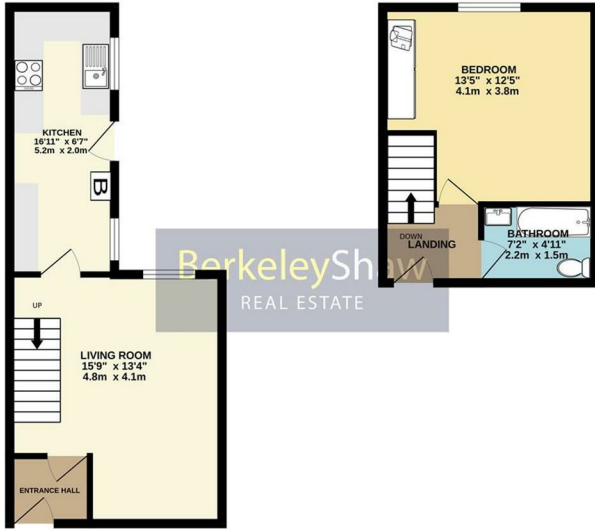


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	74
<b>England &amp; Wales</b>		

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

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by any prospective purchaser. The services of a professional surveyor should be used to verify the accuracy of the floorplan. Made with Metaphor CO216



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