

## 14 Lawton Road, Waterloo, L22 9QL

Offers Over £200,000

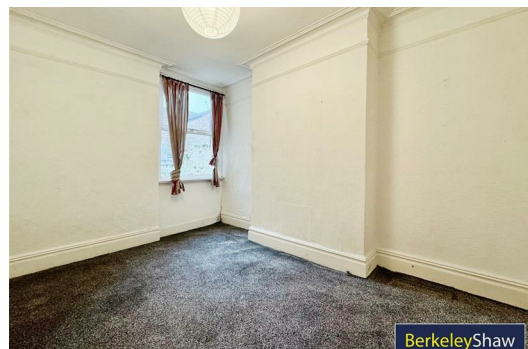
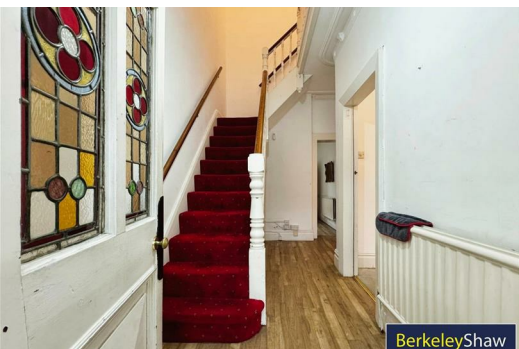
Welcome to Lawton Road, Waterloo - a charming location for this spacious four-bedroom mid-terrace house.

Situated in a fantastic location, you'll find amenities just a short walk away, making daily errands a breeze. Additionally, the proximity to excellent schools ensures that your children can receive a top-notch education without the hassle of a long commute.

Laid out across two floors, the property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your family. The upper floor boasts four bedrooms providing ample space for growing families or those needing space for a home office. Further benefits include gas central heating & double glazing.

One of the highlights of this property is the spacious rear yard, complete with an outbuilding. This outdoor space offers endless possibilities for gardening, outdoor dining, or creating a peaceful retreat right at home.

Don't miss out on this opportunity - with no onward chain, you could soon be calling this charming mid-terrace house your new home.



## Vestibule

Meter cupboards & double glazed UPVC door and windows.

## Entrance hall

Laminate floor, radiator & stairs to first floor.

## Living room

Double glazed windows to bay, radiator, gas fire & covings.

## Family room

Double glazed window, radiator & covings.

## Dining room

Double glazed window, radiator & access to kitchen.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, double glazed window, single glazed window & door to rear yard.

## Landing

Loft access

## Bedroom 1

Double glazed windows, radiator & fitted wardrobes.

## Bedroom 2

Double glazed window, radiator & fitted wardrobe.

## Bedroom 3

Double glazed window & radiator.

## Bedroom 4

Double glazed window & radiator.

## Shower room

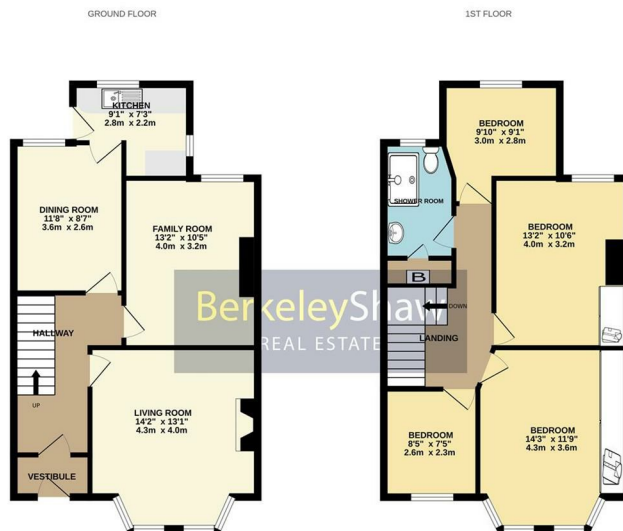
Cupboard housing combi boiler, double glazed window, WC, basin, shower & radiator.

## Externally

Walled and gated rear yard with borders and outbuilding.

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

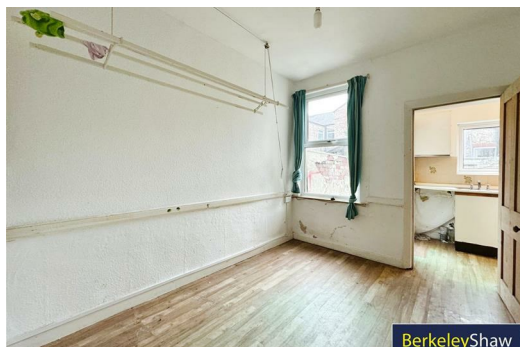
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



While every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

