



22 Regina Avenue, Liverpool , Merseyside L22 2BD
Asking price £174,950

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Freehold Property

Three bedroom semi detached family home situated in Waterloo, L22. Regina Avenue has excellent local amenities, transport links and access links to Liverpool City Centre.

This property benefits from having two reception rooms and three good size bedroom. It is 0.7 miles from Waterloo Train Station.

Ideal for both investors and home buyers alike.

Viewing recommended!

Front Garden

Flagged to front providing access to front and rear.

Porch

Upvc double glazed light well doors leading to glazed front door.

Hall

Original single glazed, lead light windows surrounding front door. Storage cupboards housing electric and gas meters. Suspended ceiling lighting. Carpet flooring. doors leading to ground floor rooms. Stairs leading to upper floor.

Front Reception one

13'8" x 12'2" (4.18 x 3.71)

Upvc double glazed splay bay window to front. Gas fire with tile inset and hearth. Suspended ceiling lighting. Carpet flooring.

Rear Reception Two

Upvc double glazed window to rear. Gas fire with tile inset and hearth. Suspended ceiling lighting. Carpet flooring.

Kitchen

9'4" x 6'11" (2.87 x 2.11)

Separate kitchen. Wall base and drawer units. Work surfaces. Stainless steel sink drainer board with mixer tap.

Space for fridge freezer and washing machine. Secondary glazed window and half glazed rear door leading to the rear garden.

Landing

Single frosted window to side. Carpet flooring. Loft access hatch.

Bedroom One

12'7" x 9'9" (to front of wardrobes) (3.85 x 2.99 (to front of wardrobes))

Double bedroom. Carpet flooring. Built in wardrobes. Suspended ceiling lighting. Three uPVC double glazed windows, rear aspect.

Bedroom Two

12'2" x 9'5" (front of wardrobes) (3.72 x 2.89 (front of wardrobes))

Double bedroom. Carpet flooring. Built in wardrobes. Suspended ceiling lighting. Three uPVC double glazed windows, front aspect.

Bedroom Three

9'3" x 6'11" (2.83 x 2.11)

Carpet flooring. Suspended ceiling lighting. uPVC double glazed window, front aspect.

Bathroom

6'6" x 6'11" (1.99 x 2.11)

Three piece avocado suite comprising: panel bath, pedestal wash hand basin, low level w.c. uPVC double glazed frosted windows.

Rear garden

Hard landscaped, low maintenance garden. With Wooden summerhouse.

