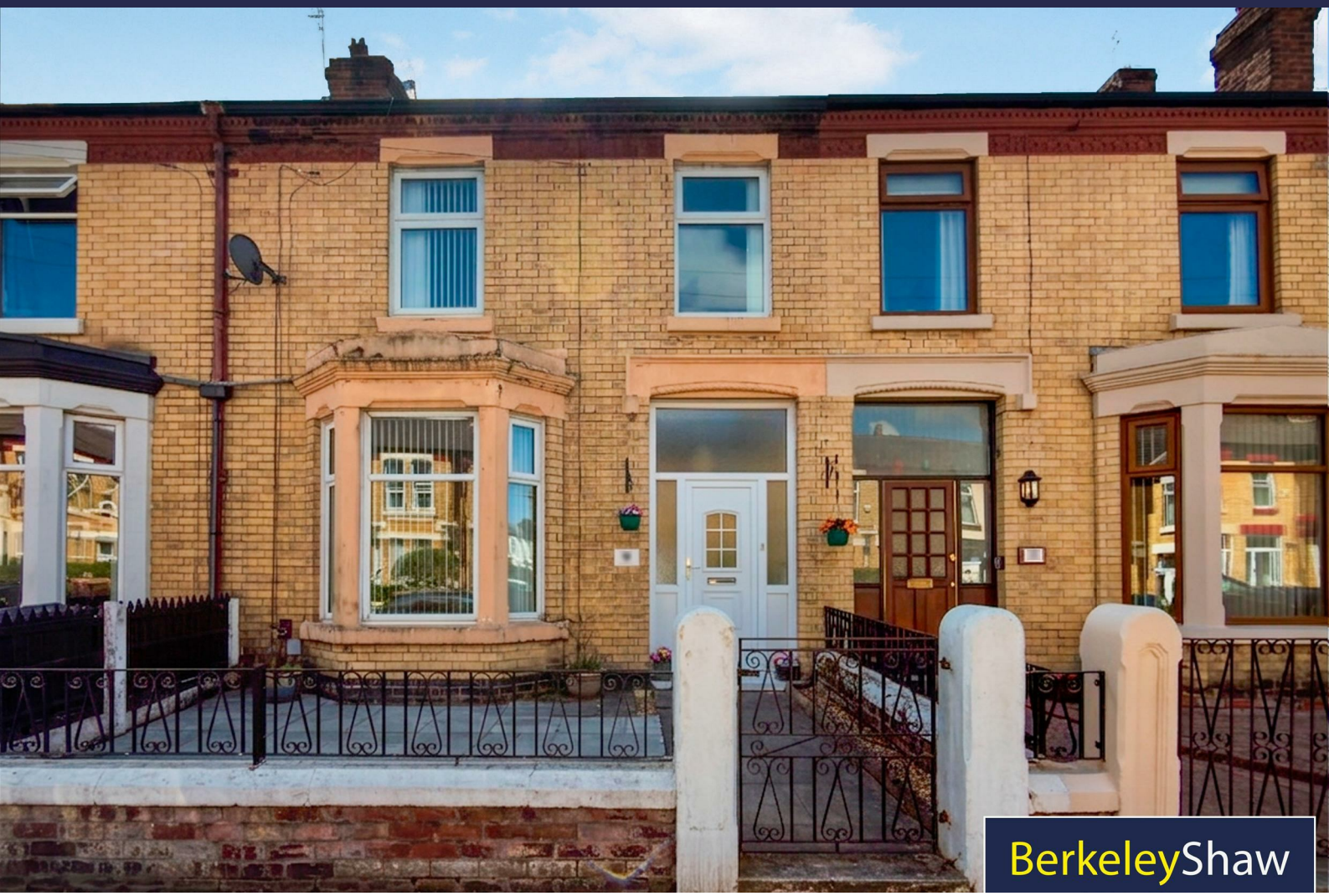
BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



9 Ferndale Road, Liverpool, L22 9QN

Asking Price £220,000

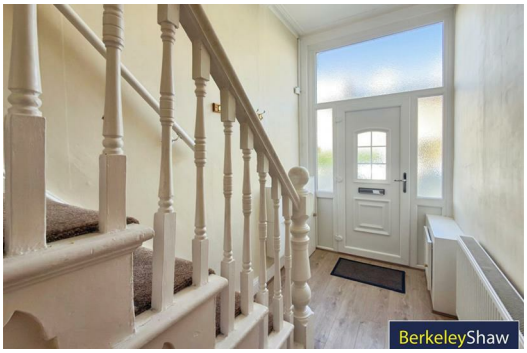
FREEHOLD - NO CHAIN

Situated in the heart of Waterloo, this three-bedroom mid-terrace property enjoys a highly convenient location within easy walking distance of local shops, restaurants, amenities and the train station. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers looking to modernise and add value over time.

The accommodation is well-proportioned throughout and briefly comprises a bright and welcoming entrance hallway, a spacious front reception room featuring a large bay window and fireplace, and a second reception room, ideal as a dining room, with a further fireplace and views over the rear yard. The kitchen is fitted with a range of base and wall-mounted units, wood-effect worktops, a stainless steel sink with drainer, and a freestanding gas cooker. A door and window provide access to the rear yard, which also benefits from useful brick-built storage rooms.

To the first floor, the property offers a generous principal double bedroom to the front elevation, a second double bedroom overlooking the rear, and a single bedroom to the front aspect. The family bathroom comprises a panelled bath with shower over, wash hand basin and WC, complemented by part-tiled walls and vinyl flooring.

Externally, there is an enclosed rear yard with brick storage outbuildings. With its sought-after location, spacious accommodation and excellent potential for improvement, this property is an ideal opportunity for first-time buyers, investors or those seeking a home they can tailor to their own tastes.



Hall

Front Room

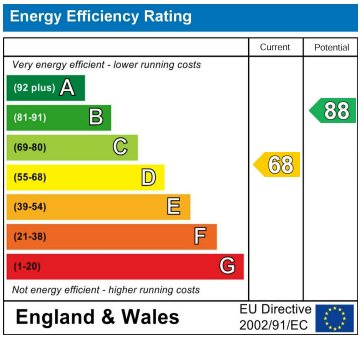
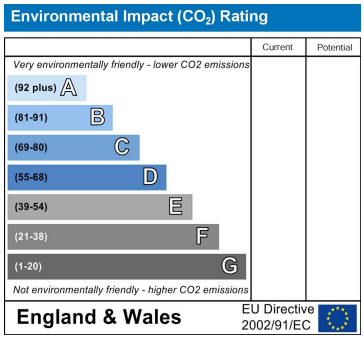
Dining Room

Kitchen

Landing

Bedroom 1
DOUBLE

Bedroom 2
DOUBLE

Bedroom 3
SINGLE

Bathroom