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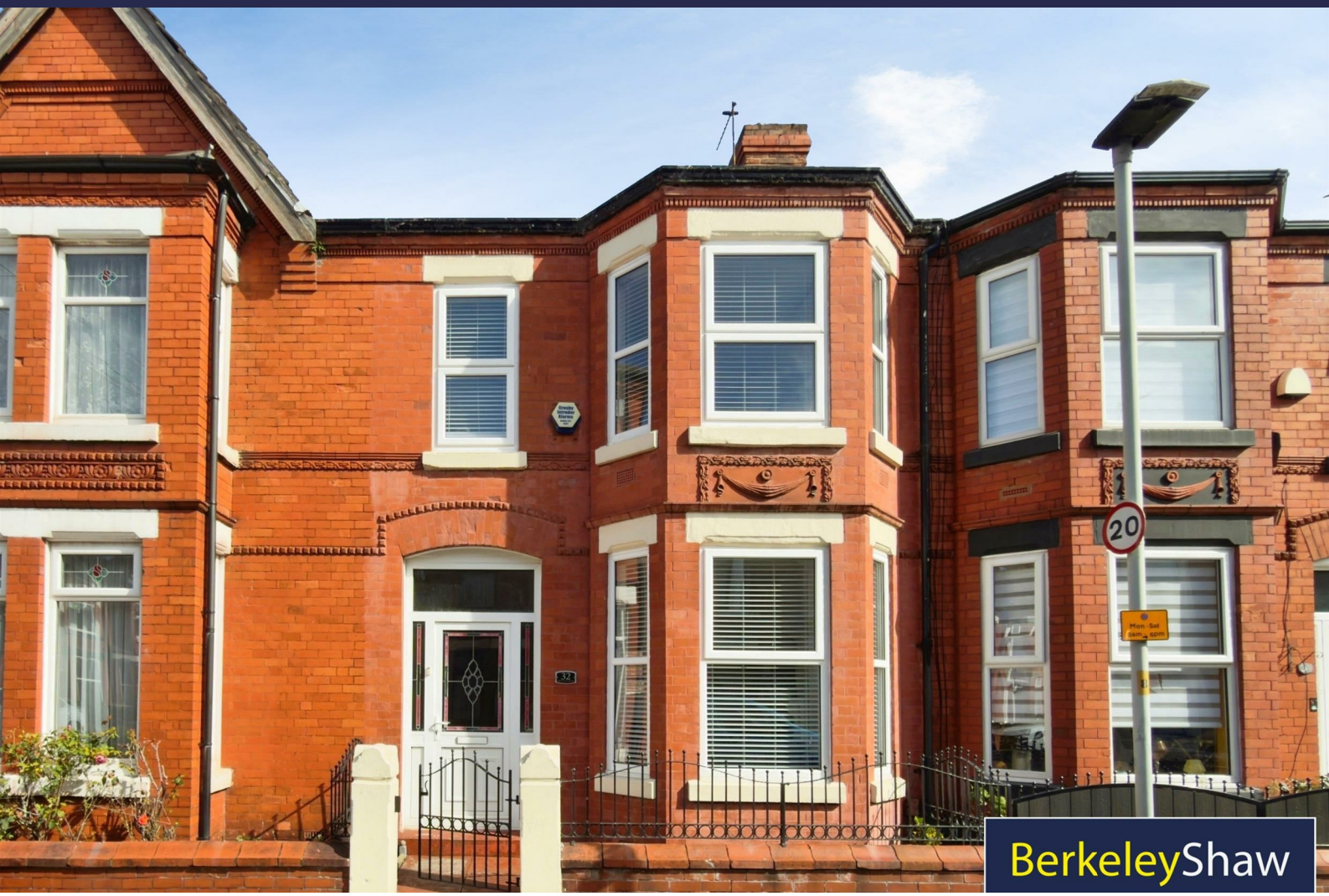


32 Rockland Road, Liverpool, L22 9QH

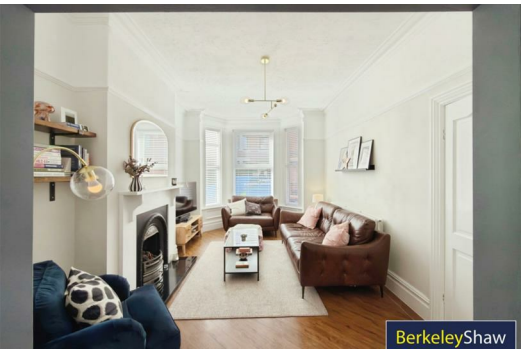
Offers Over £250,000

A beautifully presented THREE BEDROOM FREEHOLD home in the vibrant and sought-after Waterloo area, offering stylish interiors and a ready-made first home. Finished to a high standard throughout, this is an excellent example of a property that buyers can move straight into and enjoy, with local shops, restaurants, Victoria Park, Waterloo train station and Crosby Beach all within easy reach.

A bright entrance hallway creates a welcoming first impression, leading into the front lounge, where a large bay window fills the room with natural light and a feature gas fireplace provides an attractive focal point. The lounge opens through to the dining room, creating a sociable space for entertaining, which in turn connects to the modern, stylish kitchen fitted in 2022. A door leads out to the generous rear courtyard, ideal for summer dining, relaxing outdoors or providing space for four-legged friends. The property has also benefited from NEW FLOORING, and NEW WINDOWS to the front aspect installed in 2023.

Upstairs, the main bedroom sits to the front of the property, with fitted wardrobes and a beautiful bay window characteristic of this style of home. The second bedroom is a comfortable double overlooking the rear, also benefiting from fitted wardrobes. A good-sized third bedroom faces the front and is currently used as a HOME OFFICE. The spacious bathroom is finished with stylish fittings, a geometric tiled floor and a full-sized bath with a shower over. Storage is well catered for, with fitted wardrobes, in both double bedrooms, airing cupboard in the bathroom and a BOARDED ATTIC accessed via a pull-down ladder.

With Victoria Park at the end of the road and Waterloo's independent shops, cafés and restaurants close by, the location offers plenty to enjoy on the doorstep. Nearby rail connections make commuting straightforward, while Crosby Beach provides the perfect setting for coastal walks. An ideal choice for FIRST-TIME BUYERS.



Hall

Lounge
24'3" x 16'0" (7.40 x 4.90)

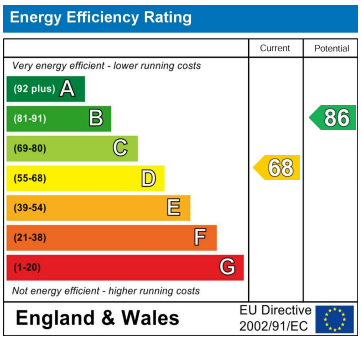
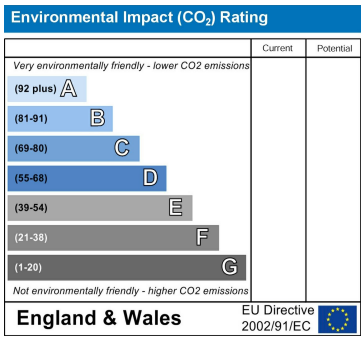
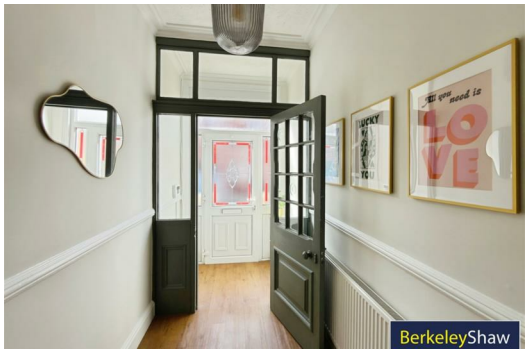
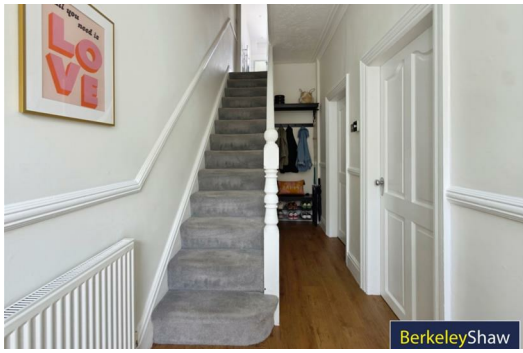
Dining Room
16'0" x 10'11" (4.90 x 3.33)

Kitchen
13'5" x 6'6" (4.10 x 2)

Bedroom 1
18'4" x 8'6" (5.60 x 2.60)
DOUBLE to the front aspect with large bay window.

Bedroom 2
11'1" x 10'2" (3.40 x 3.10)
DOUBLE to the rear aspect.

Bedroom 3
12'10" x 6'5" (3.92 x 1.97)
SINGLE to the front aspect, currently utilised as an office.

Bathroom

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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