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33 Molyneux Road, Liverpool, L22 4QY

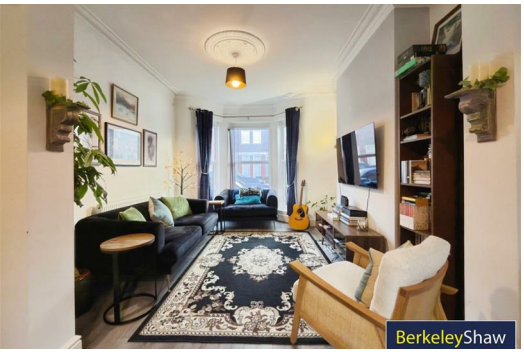
Offers Over £220,000

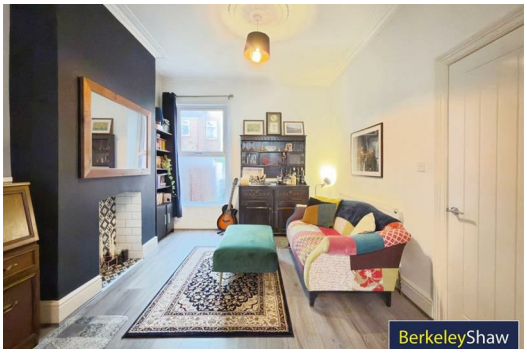
WOW! I'd buy this home if I were a first-time buyer looking for somewhere I could move straight into. This immaculate THREE-BEDROOM MID-TERRACE on Molyneux Road, Waterloo, is FREEHOLD and has a stunning through lounge and dining room, a spacious breakfast kitchen and a stylish bathroom.

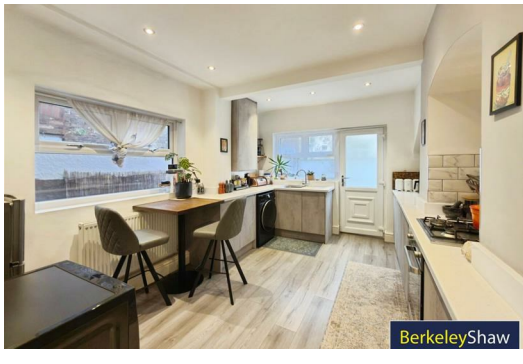
The THROUGH LOUNGE AND DINING ROOM gives you plenty of space to unwind or have friends round, with a feature fireplace creating a focal point in the dining area. The spacious breakfast kitchen has room for a table, ideal for everyday meals and morning coffee. A replacement boiler was installed in 2020.

Upstairs are two double bedrooms and a single bedroom, currently used as a home office. The stylish bathroom features a bath with an overhead shower.

Set in a popular part of Waterloo, the home is ideally placed for the independent shops, cafés and restaurants on South Road. Waterloo train station is nearby for journeys into Liverpool or towards Southport, and Crosby Coastal Park is within easy reach for a walk along the seafront.







Hall

Lounge
14'1" x 11'5" (4.30 x 3.50)

Dining Room
12'1" x 11'5" (3.70 x 3.50)

Breakfast Kitchen
16'0" x 10'9" (4.90 x 3.30)

Landing

Bedroom 1
16'0" x 13'1" (4.90 x 4.0)
DOUBLE - To the front aspect

Bedroom 2
12'1" x 10'9" (3.70 x 3.30)
DOUBLE - To the rear aspect

Bedroom 3
10'5" x 6'10" (3.20 x 2.10)
SINGLE - To the rear aspect

Bathroom
6'10" x 6'2" (2.10 x 1.90)



TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

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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