



Marlborough Road,
Waterloo, L22 1RT

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This stunning fusion of PERIOD ELEGANCE and MODERN LUXURY offers a unique blend of character and contemporary living. Since purchasing the property, the current owners have thoughtfully enhanced it by overhauling the main roof, redecorating the exterior, adding extra insulation, and making tasteful cosmetic improvements inside.

The location was a key highlight for the current owners, with its proximity to the city centre, local amenities, and schools. But most importantly, it's just a short distance from the MARINA, BEACH, and Antony Gormley's iconic 'Another Place.'

From the moment you step into this DOUBLE-FRONTED SEMI-DETACHED HOME, you'll be captivated. The welcoming ENTRANCE HALL leads to a cosy LOUNGE, perfect for relaxing by the fire with a glass of wine, and a bright, airy SITTING ROOM ideal for daytime relaxation. The superb DINING KITCHEN is perfect for entertaining or casual family gatherings, complemented by a convenient SHOWER ROOM and UTILITY space.

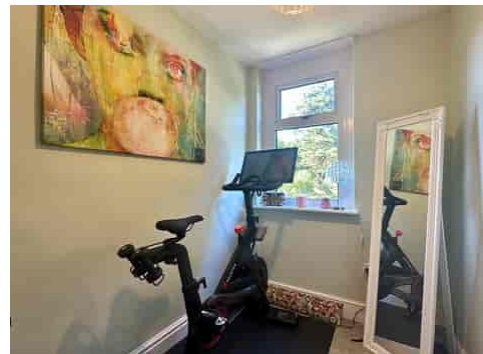
Upstairs, you'll find FOUR BEDROOMS and a stylish family BATHROOM.

Outside, the landscaped WALLED REAR GARDEN is designed for easy, low-maintenance enjoyment.

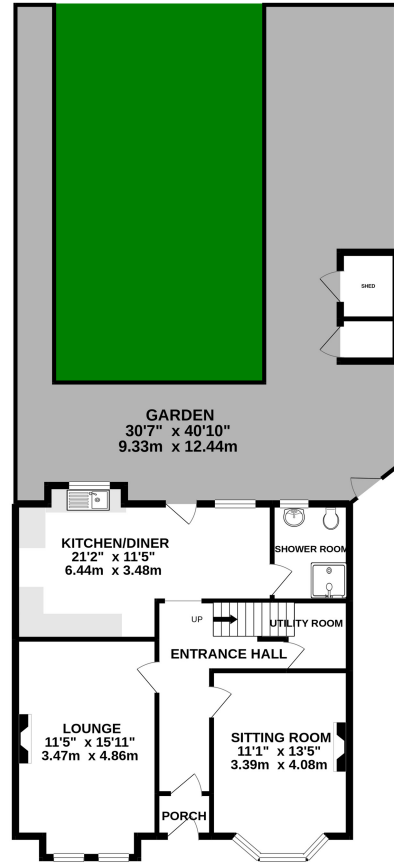
This home is sure to impress—don't miss out! Call us today at 01704 516 626 to arrange a viewing. And be sure to follow us on Facebook and Instagram for updates.



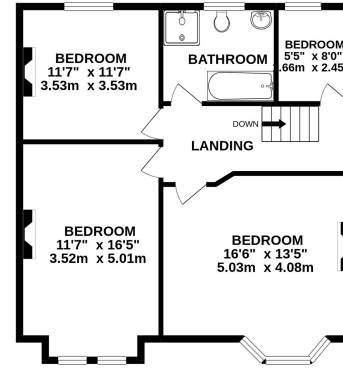




GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	