



## 16 Sycamore Road, Liverpool, L22 4QJ

Asking Price £240,000

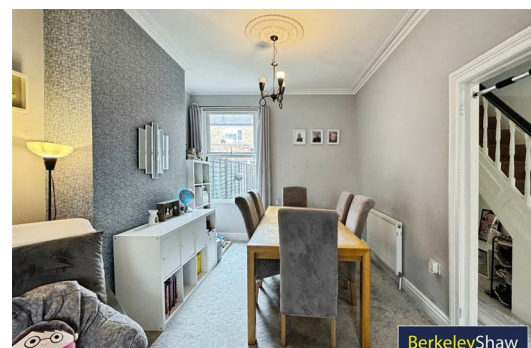
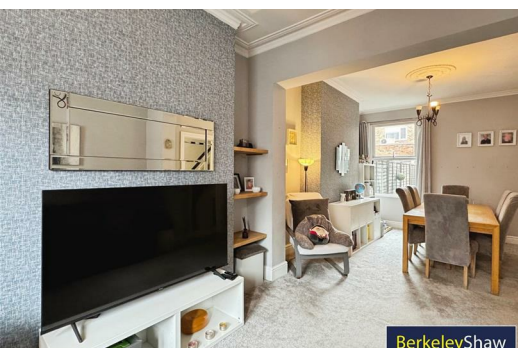
Three-Bedroom Mid-Terrace Home | No Onward Chain | Prime Waterloo Location

Berkeley Shaw Real Estate is delighted to present this well-proportioned three-bedroom mid-terrace home, ideally positioned on the ever-popular Sycamore Road in Waterloo (L22). Offered with no onward chain, this property represents a fantastic opportunity for first-time buyers, young families, or investors alike.

Located in a thriving area, the home is just a short distance from an excellent range of local amenities, including highly regarded schools, shops, cafes, and restaurants. The area also benefits from superb transport links, making it ideal for commuters and growing families.

Internally, the accommodation is arranged over two floors and briefly comprises a welcoming tiled vestibule leading into a bright entrance hall. To the front, a bay-fronted living room offers a cosy yet spacious setting, with an open aspect to the dining room, ideal for entertaining. To the rear, a generously sized kitchen is fitted with a range of integrated appliances and features French doors opening out to the rear yard — perfect for indoor-outdoor living.

Upstairs, the landing provides access to three well-proportioned bedrooms and a modern three-piece shower room.



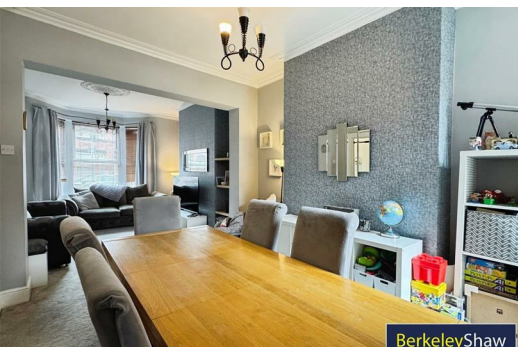
- Vestibule
- Entrance hall
- Living room
- Dining room
- Kitchen
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Rear yard



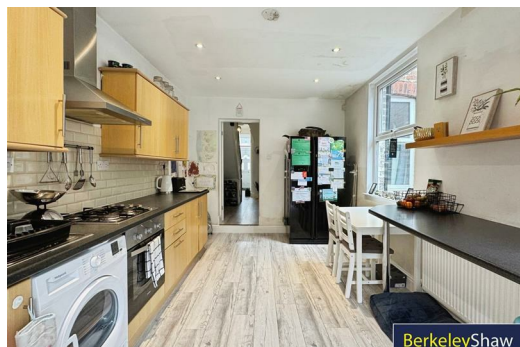
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreps (2020)



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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

