



## 28 Birchdale Road

Waterloo, Liverpool, L22 9QX

£250,000

Nestled on Birchdale Road in the vibrant area of Waterloo, Liverpool, this impressive house presents a unique opportunity for both investors and families alike. Currently divided into two self-contained flats, the property offers the potential to be effortlessly converted back into a spacious family home, catering to a variety of living arrangements.

Upon entering, one is greeted by a welcoming ground floor that features a comfortable lounge, a well-appointed bedroom, a bathroom, and a functional kitchen. The first floor boasts two additional bedrooms, another lounge, a kitchen, and a second bathroom, providing ample space for relaxation and entertaining. The second floor completes the layout with two further bedrooms, ensuring that everyone has their own private retreat.

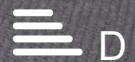
One of the standout features of this property is the generous rear garden, which is a rare find in this area. It offers a perfect space for outdoor activities, gardening, or simply enjoying the fresh air.

Conveniently located, this home is in close proximity to local amenities and excellent transport links, making it easy to access the wider Liverpool area. With no onward chain, this property is ready for its new owners to make it their own. Whether you are looking for a family residence or an investment opportunity, this house on Birchdale Road is not to be missed.

- The property is currently split into two self contained flats, but could easily be converted back into a family home
- Available With No Onward Chain
- Close to local amenities and transport links
- Spacious rear garden
- Short Distance Beach

### Viewing

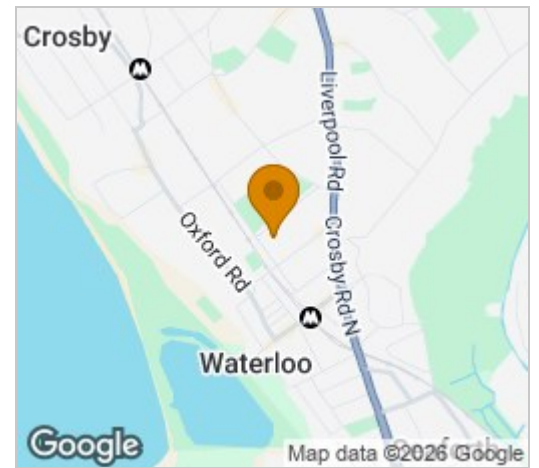
Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



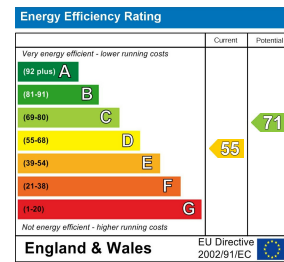
## Floor Plan



## Area Map



## Energy Efficiency Graph



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