



## 7 Park View

Waterloo, Liverpool, L22 2AP

Offers in excess of £300,000

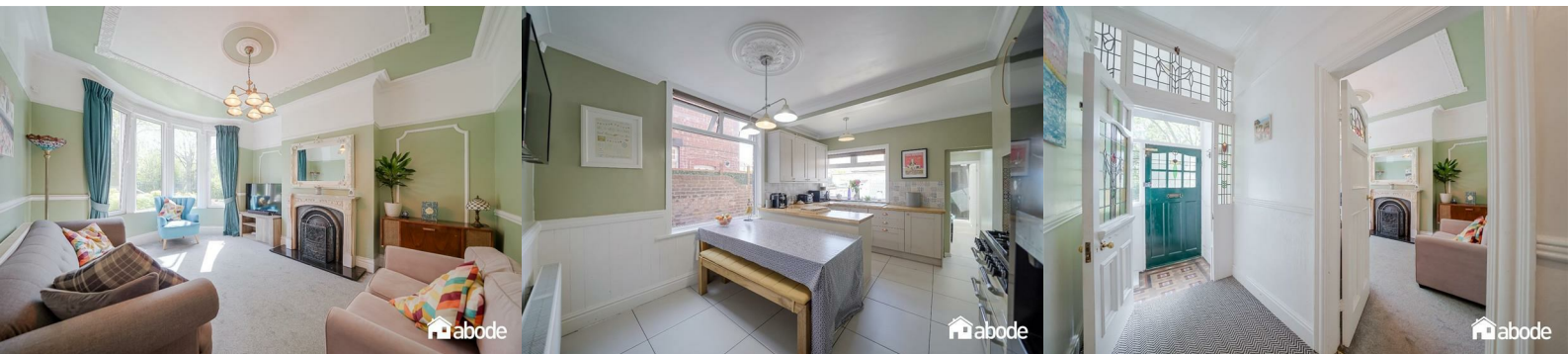


A stunning Victorian mid-terrace home, boasting an attractive double bay frontage and enviable views across Victoria Park. Ideally positioned on the border of Waterloo and Crosby, this superb property is just a short stroll from the vibrant amenities of College Road and falls within the catchment of highly regarded local schools, making it perfect for families.

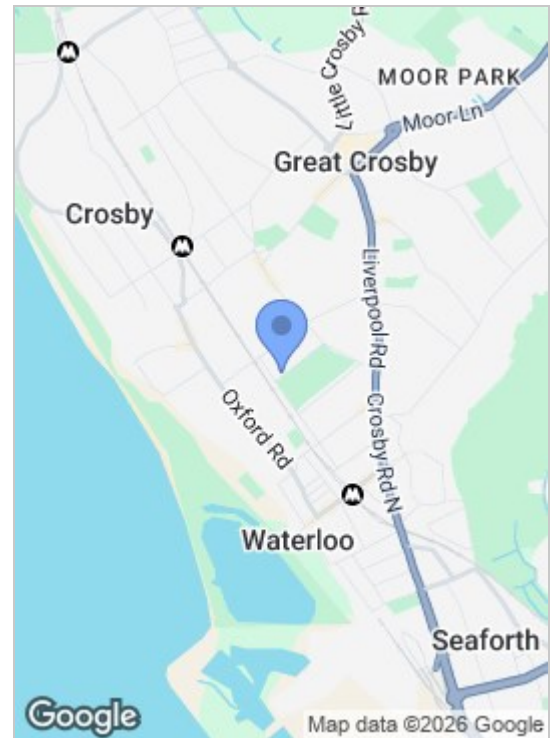
Upon approach, a welcoming porch leads into a bright and spacious entrance hallway, immediately showcasing a beautiful blend of characterful period features and tasteful modern upgrades. The bay-fronted lounge is flooded with natural light, while a second sitting room to the rear offers patio doors opening onto a delightful west-facing garden, ideal for entertaining and enjoying afternoon and evening sun.

The stylish kitchen and dining room provides a contemporary yet practical space, complemented by a separate utility room and a sleek, modern ground floor shower room.

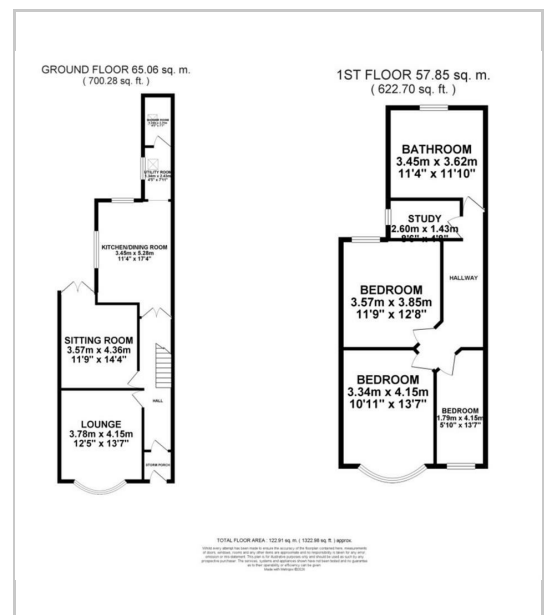
To the first floor, a split-level landing leads to three well-proportioned bedrooms, along with a versatile study or nursery. The accommodation is completed by a beautifully appointed family bathroom featuring a modern four-piece suite.



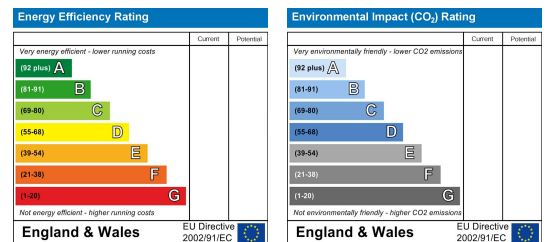
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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