



53 Glenwyllin Road, Liverpool, Merseyside L22 4RN

£325,000

IMMACULATE 4 BED home, with impressive open plan living.

This is your opportunity to live in a Cul-de-Sac location, within a stone's throw of a country park, and a short walk to South Road and the transport links and amenities this presents.

This is a must see property benefiting from Dining Room, WC, Open Plan Kitchen Diner to the ground floor. To the first floor there are 2 Double Bedrooms, en suite, and a family bathroom. To the 2nd floor there are 2 further bedrooms and a WC.

Furthermore, the garden and decking area, opened out to via Bi-Fold Doors is perfect for those hosting and entertaining.
Please contact our office to make a viewing!!



Front Exterior

Laid lawn and flagged pathway to entrance

Hallway

18'4" x 11'5" (5.6 x 3.5)

Composite Entrance door with upvc window, alarm

Front Reception

11'1" x 12'1" (3.4 x 3.7)

two UPVC Double glazed window, radiator

Downstairs W.C.

5'10" x 2'11" (1.8 x 0.9)

UPVC double glazed window, fully tiled floor, wash basin, low level w.c. ladder towel rail - under stairs storage

Kitchen Diner

23'11" x 14'9" (7.3 x 4.5)

UPVC Double glazed window and Double glazed full width bi-fold door open to garden, fully tiled floor, radiator, kitchen comprises of a range of fitted base and wall units with integrated appliances including Fridge Freezer, dishwasher, washing machine, double oven, warming shelf, gas hob, extractor hood 1 1/2 drainer sink with mixer tap

Bedroom 1

11'5" x 11'1" (3.5 x 3.4)

Two double glazed windows, radiators

Ensuite

6'2" x 3'3" (1.9 x 1.0)

Part tiled walls, low level w.c. shower cubical, wash basin, towel rail

Bedroom 2

11'1" x 11'1" (3.4 x 3.4)

UPVC Double glazed window, radiator

Family Bathroom

12'1" x 7'10" (3.7 x 2.4)

UPVC double glazed window, part tiled walls, tiled floor, bath, low level w.c. wash basin , Storage cupboard - combi boiler

Bedroom 3

9'6" x 11'1" (2.9 x 3.4)

Velux Double glazed window, radiator

W.C.

5'2" x 2'11" (1.6 x 0.9)

Part tiled walls and flooring, double glazed Velux window, low level w.c. wash basin

Bedroom 4

14'9" x 10'5" (4.5 x 3.2)

Two Double glazed Velux windows, radiator

Rear Exterior

fenced boundaries, decking area, laid lawn

