BerkeleyShaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



43 Glenwyllin Road, Liverpool, Merseyside L22 4RN £250,000

Berkeley Shaw are pleased to offer TO CASH BUYERS ONLY this 4 Bedroom SEMI- DETACHED property IN NEED OF FULL MODERNISATION situated in a popular residential area, the property is within easy reach of local schools, local shops and local transport facilities.

This family accommodation, offers hall, though lounge, kitchen utility and garden room. To the first floor there are four bedrooms and a family bathroom and separate WC. There is a large rear garden. NO CHAIN

FANTASTIC DEVELOPMENT OPPORTUNITY



Porch 5'6" x 2'11" (1.7 x 0.9)

Hall 15'5" x 5'10" (4.7 x 1.8)

Livingroom 31'9" x 14'1" (9.7 x 4.3) 2 fireplaces, bay window

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

Garden room 12'5" x 6'10" (3.8 x 2.1)

Utility Room 4'3" x 6'10" (1.3 x 2.1)

Bedroom 1 9'6" x 8'2" (2.9 x 2.5)

Bedroom 2 16'4" x 11'9" (5.0 x 3.6)

Bedroom 3 14'5" x 12'1" (4.4 x 3.7)

Bedroom 4 10'5" x 11'9" (3.2 x 3.6)

Landing 8'6" x 7'10" (2.6 x 2.4)

W C 4'11" x 2'11" (1.5 x 0.9)

Bathroom 6'10" x 4'11" (2.1 x 1.5)

Outside Paved front. Large garden to the rear Energy Efficiency Rating

 Very energy efficient - lower running costs
 Current
 Potential

 (81-91)
 B
 63

 (89-90)
 C
 63

 (39-54)
 E
 63

 (1-20)
 G
 1

 Not energy efficient - higher running costs
 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	U Directiv 002/91/E	



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