



72 Molyneux Road, Liverpool, Merseyside L22 4QZ

Offers Over £220,000

NO CHAIN - SIMPLY STUNNING MUST BE SEEN

Nestled in the vibrant area of Waterloo, Liverpool, this charming terraced house on Molyneux Road offers a delightful blend of comfort and convenience. Downstairs the kitchen and dining room have been knocked through to create an open-plan space with patio doors looking onto the sunny outdoor space. A separate front lounge offers a perfect room for cosy winter evenings.

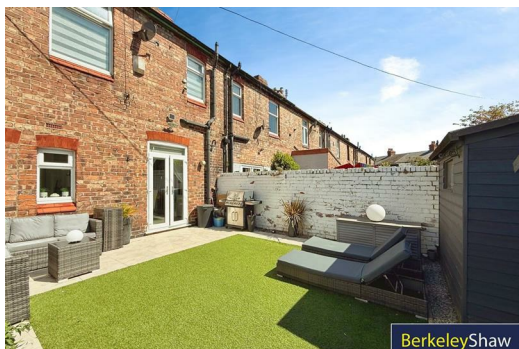
With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, providing a practical yet stylish space with free-standing bath. The attic space is boarded with a pull-down ladder for added storage space and potential to convert.

The surrounding neighbourhood boasts a friendly community atmosphere. Residents will appreciate the proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those who value accessibility and a lively environment.

This property presents a wonderful opportunity for anyone looking to settle in a welcoming area of Liverpool. Whether you are a first-time buyer or seeking a new rental, this house on Molyneux Road is sure to impress with its potential and charm. Don't miss the chance to make this lovely home your own.



BerkeleyShaw



BerkeleyShaw

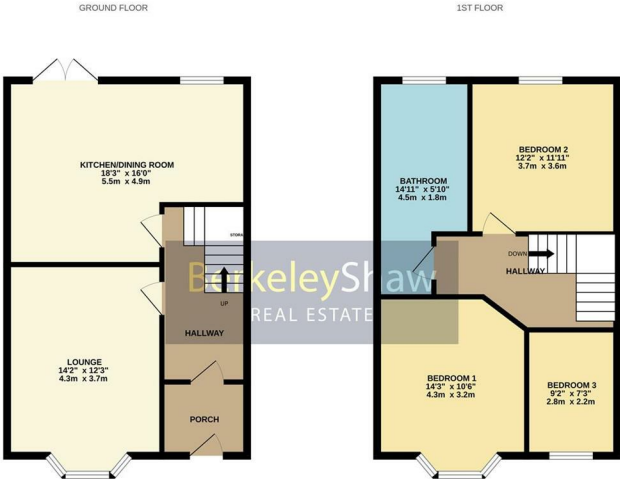


BerkeleyShaw

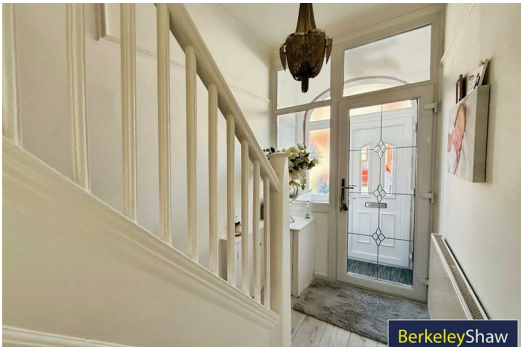
- Hall
- Lounge
- Kitchen Dining Room
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The accuracy, appropriateness and applicability of these plans are not guaranteed and no liability is accepted by BerkeleyShaw Real Estate Limited for any error, omission or mis-statement. Made with Metaphor (2025)



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

