



BerkeleyShaw
REAL ESTATE

11 Picton Road, Liverpool, L22 8QH

Offers Over £350,000

Welcome to this beautifully renovated four-bedroom mid-terrace home located on the ever-popular Picton Road in Waterloo, L22. Perfectly positioned for families and professionals alike, this turnkey property offers a stylish blend of character and contemporary living, all just a short walk from local amenities, transport links, and the scenic Crosby Beach.

The property has undergone significant renovation by the current owners, resulting in a thoughtfully designed and move-in-ready home. Set out over two floors, the accommodation briefly comprises; entrance hall, a bay-fronted lounge complete with a bespoke media wall, ideal for relaxed evenings in. The heart of the home is the stunning open-plan kitchen diner, boasting sleek quartz worktops, a full range of integrated appliances, and plenty of space for entertaining. Flowing seamlessly into the extended family room, this impressive space features bi-folding doors that open out onto the block-paved rear yard—creating the perfect indoor-outdoor living experience. A contemporary shower room completes the ground floor layout.

Upstairs, the landing gives access to four well-proportioned bedrooms, all finished to a high standard, and a stylish modern bathroom.

Externally, the rear yard is a real sun trap and offers a low-maintenance yet versatile space for outdoor entertaining or quiet relaxation. It also gives access to a converted outbuilding, now serving as a practical and well-equipped utility room.



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Entrance hall

Lounge

Open plan kitchen diner

Family room

Ground floor shower room

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

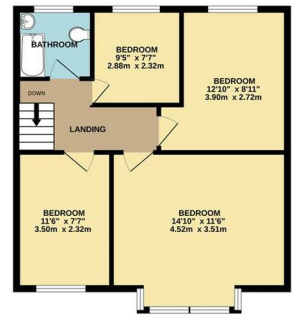
Bathroom

Rear yard

Utility room

GROUND FLOOR

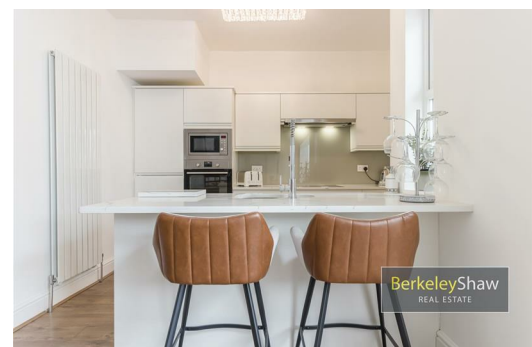
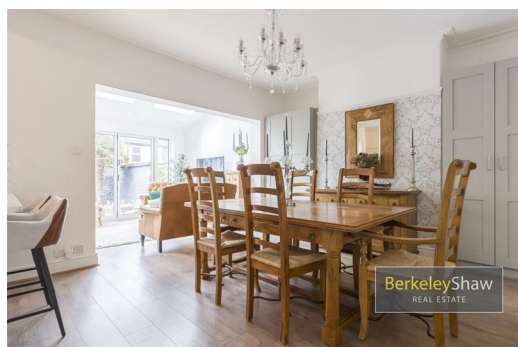
1ST FLOOR



We have every attempt to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-division or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here are not fixed and no guarantee as to their operation or efficiency can be given. Made with Metagen CAD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	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	EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

