



## 5 Brooklands Avenue, Liverpool, L22 3XY

### Offers Over £220,000

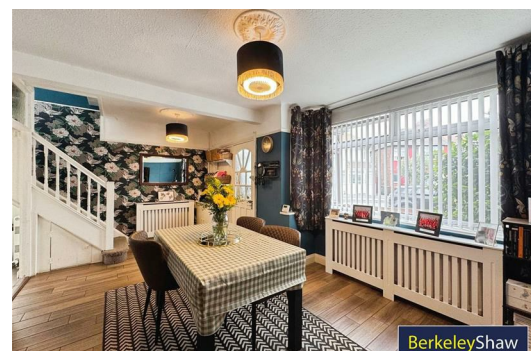
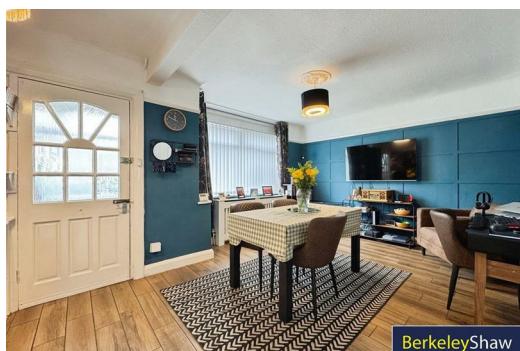
Brooklands Avenue, Waterloo – Three-Bedroom Semi-Detached | Substantial Corner Plot

Berkeley Shaw are delighted to bring to market this well-maintained three-bedroom semi-detached property, situated on a generous corner plot in one of Waterloo's most sought-after residential pockets. The home offers fantastic potential for further development or extension, subject to the necessary planning permissions.

Enjoying an enviable position close to Rimrose Valley Recreational Ground, this property is perfect for those who enjoy green space and outdoor walks, with easy access to Crosby Coastal Park, and just a short walk from the bustling amenities of South Road. The area benefits from excellent transport links, including nearby bus routes, quick access to the A565, and Waterloo Train Station providing direct services into Liverpool city centre.

The accommodation comprises a glazed porch leading into a welcoming hallway. To the front of the home is a spacious dining/family room, perfect for hosting or everyday living. To the rear, a bright and comfortable living room enjoys views over the garden. The fitted kitchen offers ample cupboard and worktop space, with a door leading through to a lean-to extension currently used as a utility room and gym.

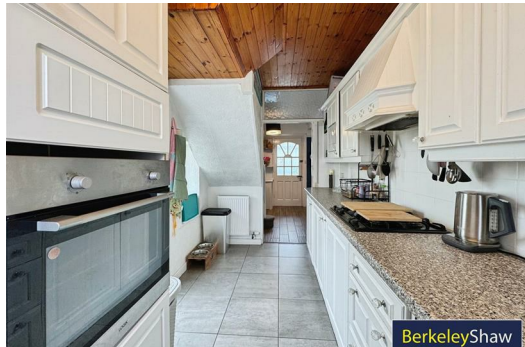
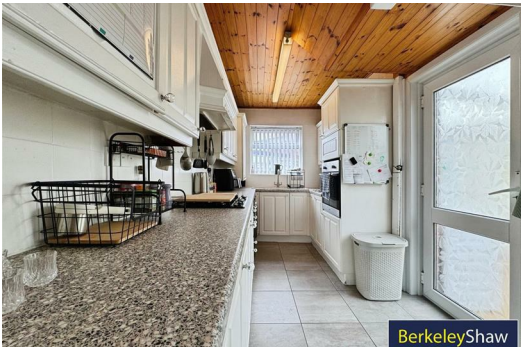
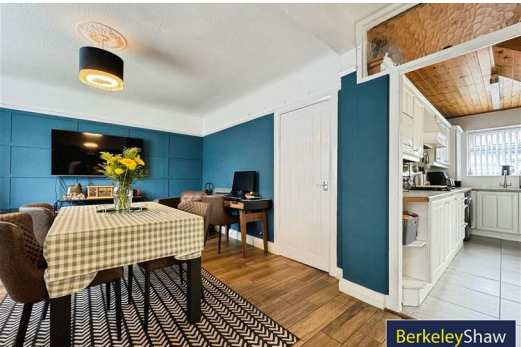
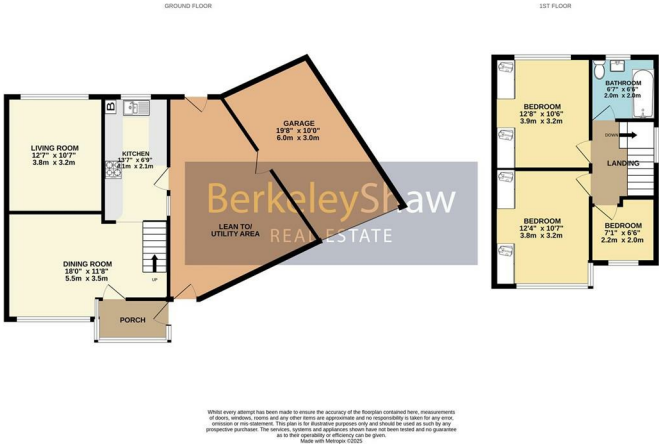
Upstairs, the landing provides access to two well-proportioned double bedrooms, both with fitted wardrobes, a further single bedroom, and a tiled three-piece family bathroom.





| 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 |                            |                            |
|   | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |
| England & Wales                             |                            |                            |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                            |
|---|----------------------------|----------------------------|
|   | Current                    | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |                            |
|   | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |
| England & Wales   |                            |                            |



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