



45 Glenwyllin Road, Liverpool, L22 4RN

Offers Over £330,000

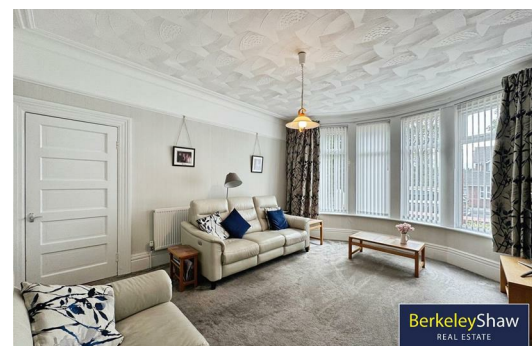
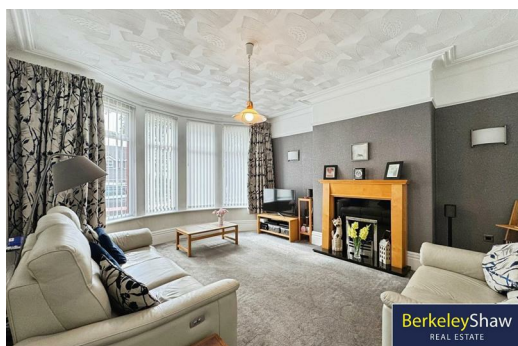
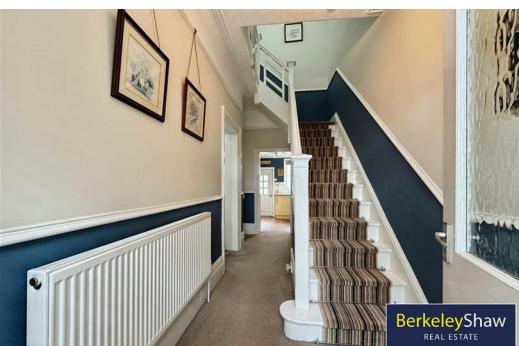
Spacious Semi-Detached with Stunning Garden in Prime Waterloo Location

Berkeley Shaw are delighted to present this well-proportioned three-bedroom semi-detached home, perfectly located on the ever-popular Glenwyllin Road in Waterloo. Offering a superb balance of living space and outdoor areas, this property is an excellent choice for growing families seeking convenience, comfort, and community.

Positioned within walking distance of local parks, highly regarded schools, and just a short stroll to Waterloo Train Station (approx. 10 minutes on foot), the home benefits from excellent commuter links into Liverpool City Centre and beyond. A strong local transport infrastructure, along with nearby shops, cafés, and amenities, further enhances the appeal of this prime location.

Upon entering, you are greeted by a welcoming entrance hall, leading to a charming bay-fronted lounge filled with natural light. To the rear, a generous dining room opens through French doors onto the patio, seamlessly blending indoor and outdoor living. The fitted kitchen comes complete with a range of integrated appliances, making it both practical and stylish.

Upstairs, the landing provides access to three well-proportioned bedrooms, each with fitted wardrobes offering valuable storage space. The first floor is completed by a family bathroom with both bath and separate shower, alongside a separate WC for convenience.



Hallway

A welcoming entrance hall featuring a striped carpet runner and white woodwork, guiding you directly through to the kitchen at the rear. The hallway benefits from natural light and provides access to the lounge and dining room, with stairs leading to the first floor.

Lounge

15'11" x 15'2" (4.84m x 4.63m)

Spacious and bright, the lounge benefits from a large curved bay window that fills the room with natural light. A central fireplace with a wooden surround offers a cosy focal point. Neutral carpeting and white ceilings with decorative detailing create a comfortable and inviting space for relaxation or entertaining.

Dining room

14'8" x 12'5" (4.47m x 3.80m)

A separate dining room with a stylish fireplace and a raised hearth. Floor-to-ceiling vertical blinds cover a large window, allowing ample daylight while maintaining privacy. The room benefits from neutral carpeting and a light, airy feel, providing a perfect setting for family meals and gatherings.

Kitchen

A galley-style kitchen featuring a range of cream wall and base units with contrasting blue walls adding character. Work surfaces run along both sides with integrated appliances including an oven and gas hob. A window above the sink overlooks the outdoor space, and a door leads directly out to the garden area. The kitchen has wood-effect flooring, and ceiling patches suggest recent repairs or upgrades.

Landing

The landing on the first floor provides access to all three bedrooms and the bathroom. It features traditional wood panelling and banisters painted in a fresh white with blue accents on the walls, creating a bright and welcoming space.

Bedroom 1

14'8" x 13'7" (4.47m x 4.15m)

The largest bedroom enjoys a large curved bay window that offers plenty of natural light and a built-in storage unit beneath the window. The room is carpeted and features neutral walls, creating a calm and restful atmosphere, perfect for a master bedroom.

Bedroom 2

15'11" x 13'7" (4.84m x 4.15m)

A second spacious double bedroom with a curved bay window overlooking the front of the house. The room is carpeted and features a neutral colour scheme, ideal for use as a guest room or additional sleeping space.

Bedroom 3

9'7" x 6'10" (2.91m x 2.08m)

A smaller third bedroom featuring built-in wardrobes and shelving,

offering practical storage options. The room has a window with vertical blinds and a neutral decor accented with star-patterned wallpaper, making it a cosy space suitable as a child's bedroom or study.

Bathroom

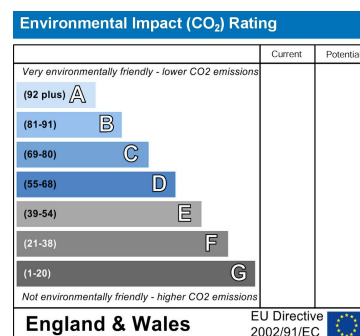
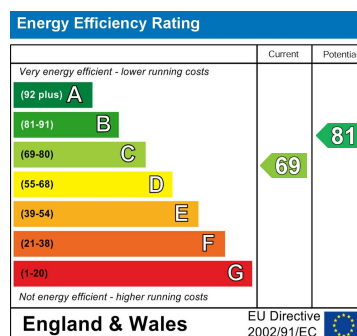
A well-appointed bathroom comprising a bathtub, separate shower enclosure, and pedestal wash basin. The walls are partly panelled in white with a window providing natural light and ventilation.

WC

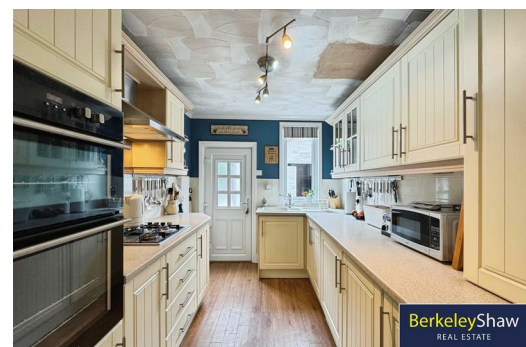
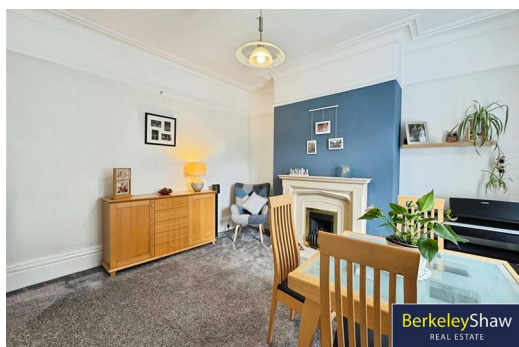
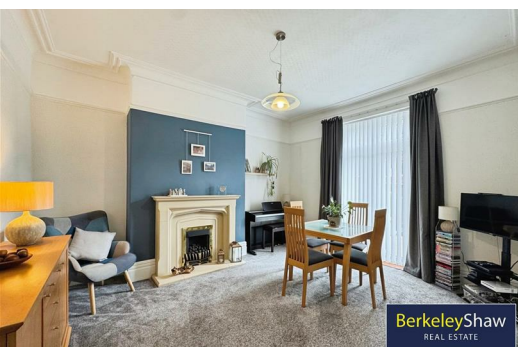
A separate WC with a modern white toilet and a small window for ventilation.

Rear Garden

A generous rear garden featuring a well-maintained lawn bordered by flower beds and shrubs. Multiple paved patio areas provide excellent outdoor space for dining and relaxation. The garden is fenced and includes useful outbuildings with storage, an outside WC and further storage space, accessed via steps from the patio. Mature trees and planted areas add privacy and greenery to this peaceful outdoor retreat.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The contents, fixtures and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given. House built between 1990-2000



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

