

**BerkeleyShaw**  
REAL ESTATE

## 17 Glendower Road, Liverpool, L22 0NR

### Offers Over £220,000

Glendower Road, Waterloo – Three Bedroom End of Terrace with Study | No Onward Chain

Are you looking to take your first step onto the property ladder? This well-presented and deceptively spacious three-bedroom end-of-terrace home, with the added bonus of a study, is brought to the market by Berkeley Shaw Real Estate. Boasting a superb location and fantastic position, the property sits within walking distance of South Road's bars and restaurants, Crosby Coastal Park, and Waterloo Train Station, making it ideal for commuters and those who enjoy life by the sea.

The accommodation is spread across two well-proportioned floors. Upon entry, you are welcomed by a vestibule and entrance hallway leading through to a bright bay-fronted living room, perfect for relaxing. To the rear, the dining room is ideal for entertaining, with ample space for guests and direct access to the outside space. The spacious fitted kitchen completes the ground floor and includes a good range of units and a door out to the rear garden.

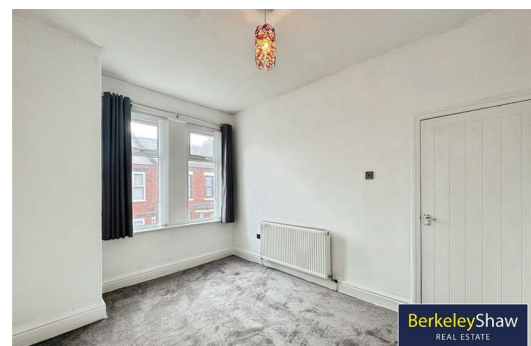
Upstairs, the split-level landing gives access to two generous double bedrooms, a further single bedroom, and an additional study or dressing room—ideal for remote working or extra storage. A well-appointed family bathroom completes the first-floor layout.



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## Front Exterior

walled boundary

## Vestibule

Entrance door, laminate flooring, fuse board, electric meter cupboard

## Hallway

Inner door, carpet on staircase, laminate flooring, radiator

## Lounge

Double glazed bay windows, gas meter cupboard, electric wall mounted fire, laminate flooring, radiator

## Dining Room

Double glazed window, laminate flooring, radiator.

## Kitchen

Two Double glazed windows, PVC double glazed exterior door, under stairs storage cupboard, kitchen comprises of a range of high gloss fitted base and wall units, integrated electric oven and hob, extractor hood. plumbing for washing machine, stainless steel sink with mixer tap, tiled flooring

## Landing

carpet

## Bedroom 1

Double glazed windows, laminate flooring, radiator

## Bedroom 2

Double glazed window, laminate flooring, radiator, shelving.

## Bedroom 3

Double glazed window, laminate flooring, radiator

## Study

Double glazed window, laminate flooring, radiator

## Bathroom

Double glazed window, radiator, part tiled walls and tiled flooring, walk in storage cupboard housing boiler, bathroom comprises of bath with shower over, sink, low level w.c.

## Rear Exterior

Walled yard, rear gate, exterior tap, shed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 <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	55	57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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