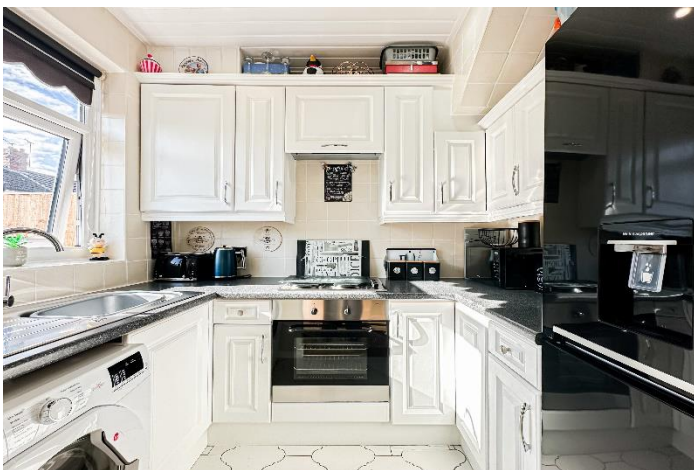




Glen Road, Old Swan, Liverpool, L13 4DF

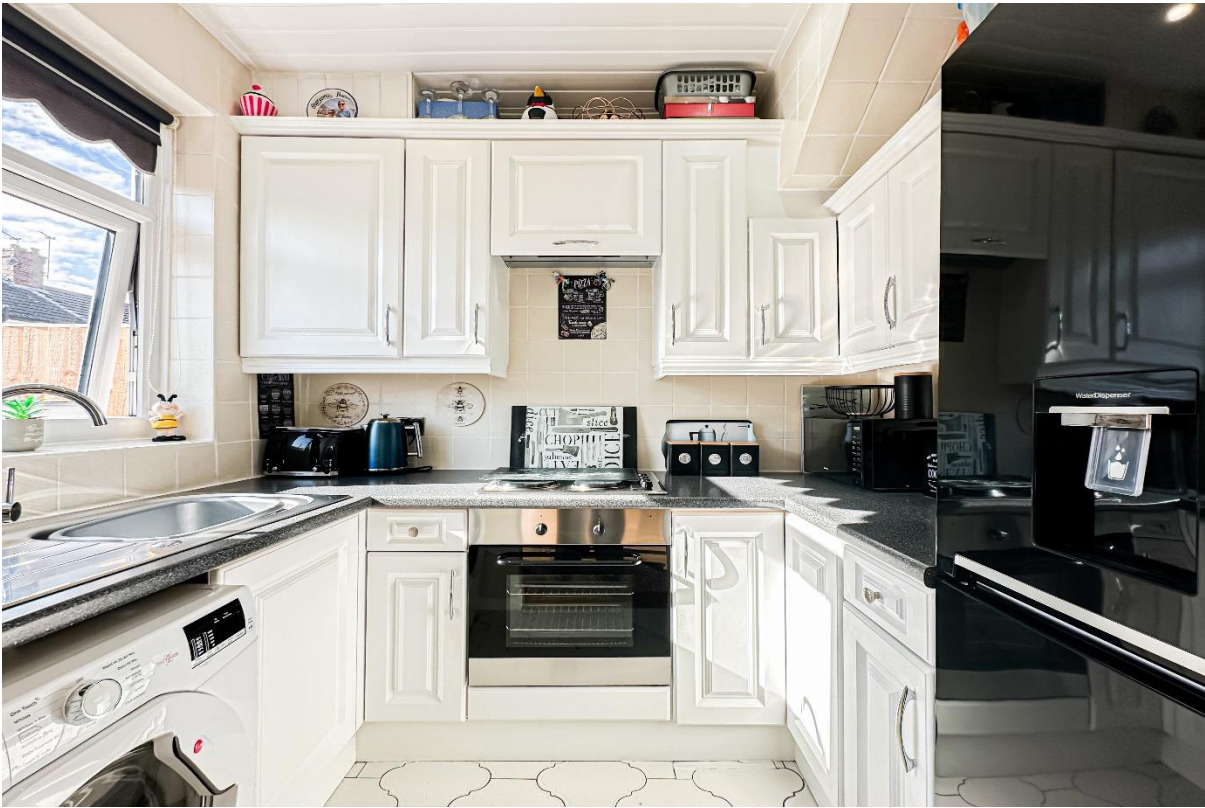
- Delightful Three Bedroom Mid Terrace Home
- Spacious & Beautifully Presented Throughout
- Hallway, Through Reception Room & Kitchen
- Family Bathroom Suite & Boarded Loft Room
- Located In Highly Popular Area Of Old Swan
- A Fantastic Opportunity For First Time Buyers
- Two Double Bedrooms & Large Single Room
- Lovingly Maintained Flagged Garden To Rear



Offers Over £180,000

















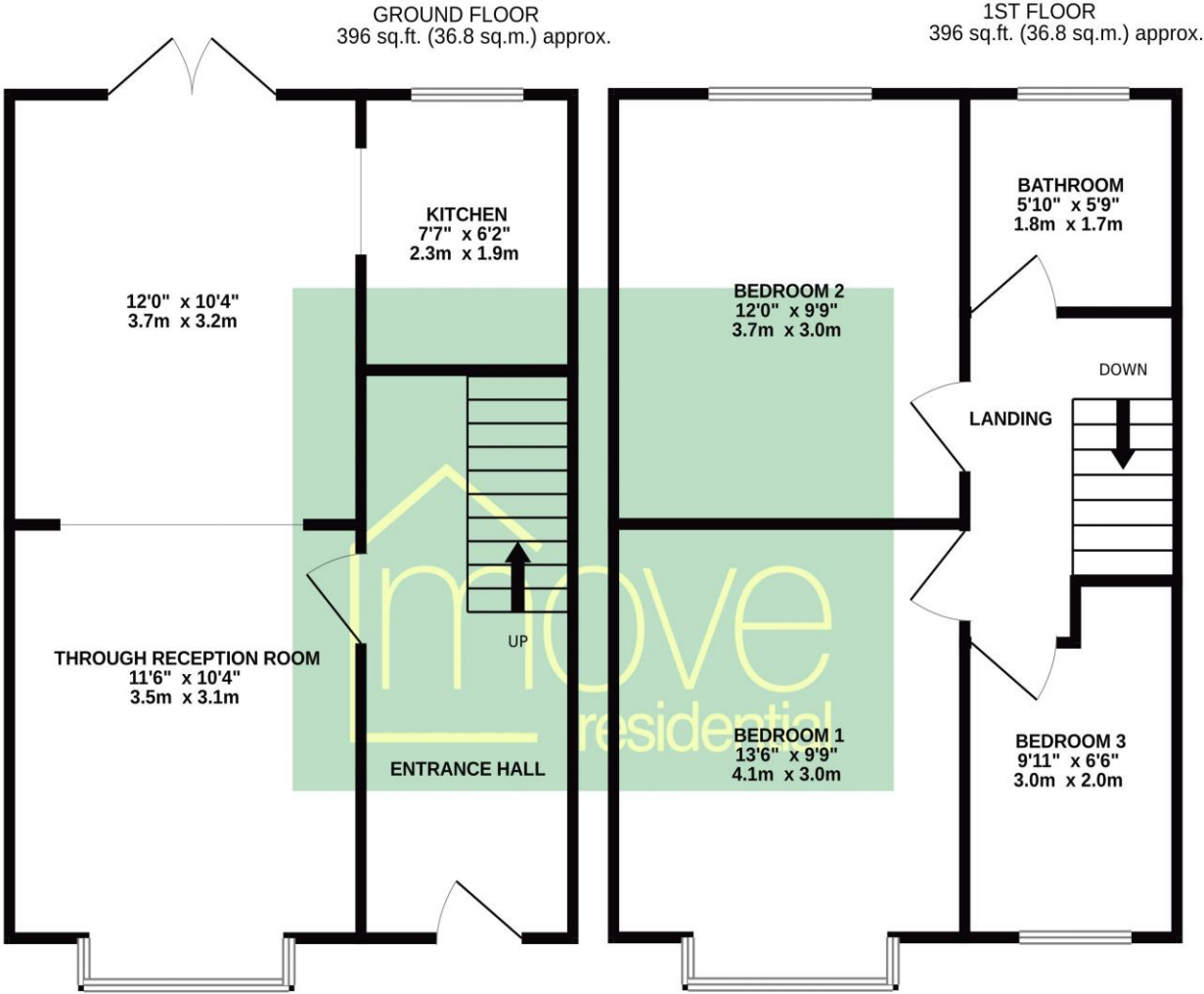
Description

Located on Glen Road in the popular residential community of Old Swan, L13, is this delightful three bedroom mid terrace home, arriving at the sales market courtesy of appointed agents Move Residential. Boasting spacious and beautifully presented living accommodation throughout, this presents an opportunity not to be missed for first time buyers. An inviting entrance hall greets you into the property, leading through to a spacious and impeccably presented through reception room which comfortably accommodates both a sitting and dining area. A bay window to the front floods the space in daylight, whilst a set of french doors to the rear offer views and access out to the charming garden. Finished in a tasteful décor featuring attractive wood style flooring and an eye-catching fireplace, this presents a welcoming social space to relax and enjoy mealtimes with family and friends. Concluding the ground floor is a modern kitchen complete with a range of fitted base and wall units and complementary worktops. Continuing up to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard boasting plush carpeting throughout. Accompanying the sleeping accommodation is a contemporary style three-piece family bathroom suite, complete with an electric shower. Adding the finishing touch to this lovely home is a substantial loft room, featuring a skylight, which offers scope for a wide variety of uses. Externally, the property is enhanced by a meticulously maintained flagged rear garden, which showcases a raised decking area, offering an idyllic spot for enjoying al-fresco dining during the warmer months. Further benefits to the property include a new roof, replaced just twelve months ago.

Location

Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi supermarket, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy to let properties in the area. Housing is mainly traditional terraced property in roads off the main Prescot Road, however, some unique older properties, which utilise the local sandstone, exist off Derby Lane. Green space can be found in Doric Park, tucked away off Acanthus Road, and good leisure facilities including a bowling alley, multiplex cinema and restaurants are nearby at Edge Lane Retail Park. The historic reading rooms on Prescot Road have recently been refurbished as a library, a Lifestyles Fitness Centre is available on Bankfield Road and Vagabonds Lawn Tennis Club is located on Queens Drive. Schools include 6th form and technology college, Broadgreen International School as well as Holly Lodge Girls College. There is almost immediate access to the M62 via Edge Lane Drive, and the rest of Liverpool, and the M57, is easily reached via Queens Drive. Bus services both into the City and to surrounding areas are excellent and nearby Broadgreen and Wavertree Technology Park train stations take commuters into and out of the City.

Floor Plan



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.