



**40 Park Road, Liverpool, Merseyside L37 6AF**

**Guide Price £260,000**

BERKELEY SHAW are delighted to bring to the market this stunning and EXTENDED three bedroom family home that offers spacious and well laid out accommodation with a cosy lounge to the front and a stunning kitchen/ dining/ family room that opens on to the good sized SOUTH WEST FACING rear garden. There are three bedrooms and family bathroom on the first floor, and externally there is a well maintained lawned garden. An early viewing of this stunning home is advised.





Entrance Porch

Double glazed door into the entrance porch. Door to the hallway.

Hallway

Entrance hallway with stairs to the first floor and doors off to kitchen and lounge. Tiled flooring. Under stairs cupboard.

Lounge

15'8" x 13'7" (4.79 x 4.16)

A cosy lounge with double glazed window to the front. Feature electric fire.

Kitchen/ Dining/ Family Room

23'0" x 11'7" + 12'8" x 10'8" + 11'1" x 9'3" (7.03 x 3.55 + 3.87 x 3.26 + 3.40 x 2.84)

A stunning open plan kitchen/ dining family space, fitted with a range of free standing wood units with complimenting wood work surfaces over incorporating Belfast sink unit. Built in oven and hob. Double glazed obscured window to side. Double glazed patio doors opening on to the lovely well maintained rear garden. There is a bright and airy dining space that opens on to the cosy snug area.

First Floor

With double glazed window to side and doors off to bedrooms one, two and three and family bathroom. Loft access.

Bedroom One

11'6" x 10'1" (3.53 x 3.08)

Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Two

11'0" x 9'3" (3.36 x 2.84)

Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom Three

6'6" x 6'3" (1.99 x 1.93)

Double glazed window to front. Radiator.

Family Bathroom

Fitted with a modern suite with paneled bath with shower over, hand wash basin and WC. Tiled walls. Heated towel rail. Double glazed obscured window to front.

Garden

The garden is to the rear of the property and is mainly laid to lawn with a lovely patio area. There is driveway parking to the front.

