



8 Edgemoor Drive, Liverpool, Merseyside L23 9UG

Offers In Excess Of £275,000

BERKELEY SHAW are delighted to bring to the market this exceptionally well presented and updated THREE BEDROOM family home. This home offers spacious accommodation that is light and airy throughout and offers three beautifully presented reception rooms, modern fitted kitchen, three bedrooms and boutique style family bathroom. The home retains many original features throughout including flooring, picture rails and wood paneling. Externally there is a stunning SOUTH FACING enclosed rear garden that is laid to lawn with attractive grey Indian Sandstone patio area for sitting out. An early viewing of this lovely home is highly recommended to appreciate the quality of the finish.



Entrance Hallway

A bright and airy entrance hallway with stairs rising to the first floor and doors off to the formal lounge, living room and morning room. There are feature wood paneling, picture rails and original flooring in the hallway. Cast iron radiator. Two under stairs storage cupboards.

Formal Lounge

A lovely formal lounge with double glazed bay window to front. The original wood flooring from the entrance hallway continues into this room. Original picture rails and feature cast iron fireplace. Cast iron radiator.

Living Room

With double glazed patio doors that open on the the patio area of the rear garden. Original wood flooring and picture rails. Feature limestone fireplace. cast iron radiator.

Morning Room

A bright morning room with double glazed window to side. Cast iron radiator. Slate flooring and opening to the kitchen.

Kitchen

Fitted with a stunning range of cream base and wall units with complimenting solid wood work surfaces over, incorporating Belfast sink unit with mixer tap. Built in fridge and freezer, dish washer, washing machine and tumble dryer. Fitted Range master cooker with extractor hood over. Double glazed window to rear, overlooking the garden. Double glazed door to side.

First Floor

With original paned glass window to side. Doors off to bedrooms one, two and three and family bathroom.

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed bay window to front. Radiator.

Bedroom Three

Double glazed bay window to front. Radiator.

Family Bathroom

Fitted with a stunning suite comprising freestanding bath,

walk in shower cubicle, hand wash basin and WC. Double glazed obscured window to side.

Garden

A well maintained SOUTH FACING rear garden that is mainly laid to lawn with attractive patio area that is laid to Grey Indian Sandstone.

