



26 Myers Road West, Liverpool, Merseyside L23 0RU

Offers In Excess Of £425,000

This property has the WOW FACTOR!!! BERKELEY SHAW are delighted to present this RECENTLY RENOVATED, 4 BEDROOM, semi detached family home in the heart of Crosby. Featuring light, bright and airy rooms throughout which are neutrally decorated and ready to move straight in.

To the ground floor there are 2 Reception Rooms, a WC and a spectacular and contemporary open plan kitchen/dining/family room. To the first floor there are 4 Bedrooms, one with En Suite, and a family Shower Room. There is a large decking area to the rear which is accessed through the kitchen and a beautiful garden which is laid to lawn.

There is NO CHAIN with this property.

Call now to book your viewing.



Vestibule

5'10" x 3'3" (1.8 x 1)

Wooden door, tiled floor

Hall

5'10" x 27'6" (1.8 x 8.4)

laminate parquet style flooring, radiator

Reception Room Front

16'0" x 14'5" (4.9 x 4.4)

UPVC double glazed bay window, Wood burner, radiator, carpet

Reception Room

13'1" x 16'4" (4 x 5)

UPVC double glazed windows x 2, cast iron fireplace, radiator, carpet

WC

4'3" x 4'11" (1.3 x 1.5)

Low level WC, sink with vanity unit, mirror, storage cupboard, radiator, laminate parquet style flooring

Kitchen / Diner

17'0" x 16'4" (5.2 x 5)

Range of wall and base units, Belfast sink with mixer tap, island with integrated hob, fridge freezer, oven, dishwasher, laminate parquet style flooring, radiator, UPVC double glazed windows x 3, UPVC bifold doors to rear garden

Stairs to First Floor

Landing

10'9" x 5'10" (3.3 x 1.8)

Carpeted

Bedroom 1

14'5" x 13'5" (4.4 x 4.1)

UPVC double glazed window x 3, radiator, carpet

En Suite

4'11" x 10'9" (1.5 x 3.3)

Low level WC, sink with vanity unit, digital mirror, bath, UPVC double glazed window, fully tiled walls and floor

Bedroom 2

7'10" x 13'5" (2.4 x 4.1)

UPVC double glazed window, radiator, carpet

Bedroom 3

13'5" x 16'0" (4.1 x 4.9)

UPVC double glazed window x 2, radiator, carpet

Bedroom 4

9'6" x 11'5" (2.9 x 3.5)

UPVC double glazed window, radiator, carpet

Family Shower Room

11'1" x 10'2" l shaped (3.4 x 3.1 l shaped)

Low level WC, sink with vanity unit, digital mirror, walk in shower, radiator, UPVC double glazed window, fully tiled walls and floor

Cellar

Providing storage space

Front Garden

Block paved area, selection of shrubs. Side access to rear garden.

Rear Garden

Raised decked area, steps down to lawn

