



## 44 Ennismore Road, Liverpool, Merseyside L23 7UQ

Offers In Excess Of £420,000

BERKELEY SHAW are delighted to offer for sale this simply stunning semi-detached house in Blundellsands. The property has been renovated and modernized to an exceptional standard throughout by the current owners whilst retaining some original features

This 4 BED SEMI DETACHED property is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

This is an extended property which has recently been renovated.

On the ground floor there is an entrance hallway, front lounge, rear reception room open to orangery style Dining room and a modern kitchen . To the first floor are 4 bedrooms and a family bathroom with the master having an En suit. There is an easily maintained entertaining space to the rear of the property.

Make an early viewing with us on 0151 924 6000.



### Porch

UPVC double glazed double doors and window to side, flagged floor access to hallway

### Hallway

Bright and spacious hallway, Oak front door with original glazing, radiator and hardwood flooring

### Front Lounge

13'1" x 11'1" (4 x 3.4)

Box bay window to front, radiator and wooden flooring

### Rear Lounge Diner

13'5" x 12'9" (4.1 x 3.9)

Feature fire with wooden mantle and free standing wood burning stove on a tiled hearth, radiator and wooden flooring. Open to orangery style dining area

### Dining area

9'2" x 9'2" (2.8 x 2.8)

Access from Rear lounge with with stone flooring and UPVC patio doors onto rear garden

### Kitchen

14'5" x 14'9" (4.4 x 4.5)

UPVC double glazed windows to rear, double doors leading onto rear garden, range of wall and base units and breakfast island, integrated double electric oven microwave fridge freezer dish washer and electric hob with extractor above, double sink with mixer tap, radiators and stone flooring

### Utility Room

8'6" x 8'6" (2.6 x 2.6)

Range of wall and base units with space for washing machine and dryer, stone flooring

### Master Bedroom

16'4" x 9'10" (5 x 3)

Extended under eaves with Velux windows x 2 spot lights and access to En suite

### Ensuite

9'10" x 7'6" (3 x 2.3)

Velux window inset bath walk in shower cubicle with mains shower, low level WC with pedestal wash hand basin Chrome ladder towel rail and tiled flooring

### Bedroom 2

11'1" x 12'5" (3.4 x 3.8)

UPVC double glazed Bay window to front, radiator and fitted wardrobes

### Bedroom 3

11'9" x 13'5" (3.6 x 4.1)

UPVC double gazed window to the rear, radiator

### Bedroom 4

7'10" x 6'2" (2.4 x 1.9)

UPVC double glazed window and radiator

### Family Bathroom

6'6" x 8'2" (2 x 2.5)

UPVC double glazed frosted window, paneled bath with shower over and glass shower screen, low level WC, contemporary wall hung wash hand basin, chrome ladder towel rail and tiled walls and flooring

### Landing

Split level landing with light well and access to all rooms. The loft has been boarded and also has the added benefit of a Velux window

### Garage

Single garage

### Outside

To the front of the property there is an attractive drive with parking for several vehicles. To the rear of the property there is an easily maintained outside entertaining area with decked and flagged areas

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	80
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and the like should be used as approximate and responsibility is taken for any error, omissions or inaccuracies. The plan is not to scale. The contents, systems and appliances shown have not been tested and the guarantee is not for operation or efficiency of the items.  
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