



51 Ennismore Road, Liverpool, Merseyside L23 7UQ

Offers In Excess Of £550,000

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

The ground floor accommodation includes an Open Plan Kitchen/Diner, Reception Room, Morning Room, Study, Utility Room and WC. To the first floor there are three bedrooms, one with en-suite and a family bathroom. The second floor has a further bedroom and en suite shower room.

The property benefits from double glazing and gas central heating.

An internal inspection of this home is highly recommended to appreciate the space and quality of this wonderful family home.



Entrance Hall

Cupboards housing gas and electric meters, tiled floor, glass doors leading to open plan kitchen/diner, door leading to Study.

Open Plan Kitchen/Diner

30'6" x 17'4" (9.3 x 5.3)

Range of wall and base units, stainless steel sink with mixer tap, induction hob, 2 ovens, integrated microwave, integrated dishwasher, part tiled walls, island with seating, multi fuel log burner, storage cupboard, radiator x 2, luxury laminate floor throughout, UPVC double glazed windows to front and side, UPVC double glazed bifold doors leading to decking area and rear garden.

Second Reception Room

9'2" x 10'9" (2.8 x 3.3)

UPVC double glazed patio door leading to decked area and rear garden, radiator, luxury laminate floor.

Morning Room

8'6" x 13'5" (2.6 x 4.1)

UPVC double glazed windows x 4, velux windows x 3, pendant lights x 2, luxury laminate floor.

Study

8'2" x 7'6" (2.5 x 2.3)

UPVC double glazed window to front, radiator, luxury laminate floor.

W/C

5'2" x 2'7" (1.6 x 0.8)

Low level WC, sink with mixer tap and tiled surround, radiator, vinyl floor.

Utility Room

7'10" x 8'2" (2.4 x 2.5)

Plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, shelves with drying rail, cupboard housing combi boiler.

Landing

Master Bedroom

11'1" x 14'9" (3.4 x 4.5)

UPVC double glazed window, radiator, fitted wardrobes.

En-Suite

5'2" x 7'2" (1.6 x 2.2)

Low level WC, sink with vanity unit, fully tiled walk in shower, towel ladder radiator, part tiled walls, tiled floor, UPVC double glazed frosted window.

Second Bedroom

10'5" x 15'5" (3.2 x 4.7)

UPVC double glazed window, radiator, fitted wardrobes.

Third Bedroom

10'5" x 9'2" (3.2 x 2.8)

UPVC double glazed window, radiator, fitted wardrobes.

Stairs leading to second floor

Fourth Bedroom

14'5" x 11'1" (4.4 x 3.4)

Velux windows x 2, radiator, storage under eaves.

En-Suite

8'2" x 8'10" (2.5 x 2.7)

Low level WC, pedestal sink with mixer tap, fully tiled walk in shower, velux windows x 2.

Outside

To the front there is a driveway with parking for several cars, lawned area and well established planted borders. The rear has a decked area, lawn with well established trees and shrubs, vegetable beds and a further decked seating area with fire pit. There is also a shed to the side and a further enclosed patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	57	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		60
	58	
EU Directive 2002/91/EC		

