



8a Myers Road West, Liverpool, Merseyside L23 0RU

Offers In Excess Of £650,000

CAN WE LET YOU IN TO A SECRET.....?

Berkeley Shaw are please to present this HIDDEN GEM in the heart of Crosby, This immaculate 4 bedroom detached house is equip with UPVC Double glazed windows throughout, gas central heating, underfloor heating to downstairs, video controlled automatic double gates, video security cameras, solar panels, block paved driveway and low maintenance garden.

This property has everything a family would want, located within catchment area to a number of top ranked local school in the area primary and secondary, close to local amenities and transport links.

Contact the office to arrange a viewing on 01519246000



Front Exterior

Private drive way to Automatic smart double gates, block paving

Porch

4'11" x 2'7" (1.5 x 0.8)

Grey Composite door with 2 x frosted glass double glazed windows either side, Grey wood effect Amtico flooring, alarm keypad, wooden double doors with 4 inset glazed panels in each opening in to Reception One.

Reception One

22'3" x 16'8" (6.8 x 5.1)

Two double glazed windows, Grey wood effect Amtico flooring, with open stair made of Ash with LED lighting under floor heating, wooden double doors with 4 glazed panes through to kitchen diner and utility

Utility Room

6'10" x 5'6" (2.1 x 1.7)

Grey wood effect Amtico flooring, fitted base units, single drainer sink with chrome mixer taps, mirrored splash back, virgin connection, Gas boiler and paneled radiator. into toilet

Down Stairs W.C.

4'7" x 1'11" (1.4 x 0.6)

Grey wood effect Amtico flooring, tiled walls low level w.c.

Kitchen Diner (L Shaped)

25'11" x 17'8" (7.9 x 5.4)

Double glazed windows, Grey wood effect Amtico flooring, Range of fitted wall to ceiling kitchen units with island, Quartz worktops, mirrored glass splash back behind sink, Induction hob, integrated electric oven and microwave, built in dishwasher, full height fridge and separate full height freezer, wine chiller for Red and white, ceiling extractor fan, stainless steel sink with Instant hot/boiling water tap, wireless phone charger opening in to entertaining room

Entertaining Room

21'7" x 14'5" (6.6 x 4.4)

Metal double glazed bi fold doors opening to garden, Grey wood effect Amtico flooring, Double glazed lantern roof light, Television bracket and feeds

Landing

8'6" x 27'10" (2.6 x 8.5)

Open Ash wooded staircase with Glass paneling to ground floor, carpet to landing and 2 column double radiators

Bedroom 1

20'4" x 11'9" (6.2 x 3.6)

Double glazed window, double glazed velux window to ceiling, black column radiator, inset tv area to wall with connection points, carpet

Ensuite Wet Room

7'6" x 3'7" (2.3 x 1.1)

Double glazed window and sky light, tiled floor to ceiling, walk in shower with rainfall shower head, chrome ladder towel radiator, low level w.c. and wash basin with mixer tap.

Bedroom 2

7'6" x 11'1" (2.3 x 3.4)

Double glazed window, double glazed velux window to ceiling, black column radiator, carpet

Bedroom 3

9'10" x 12'9" (3.0 x 3.9)

Double glazed window, double glazed velux window to ceiling, black column radiator, carpet

Bedroom 4

13'1" x 12'9" (4.0 x 3.9)

Double glazed window, double glazed velux window to ceiling, black column radiator, carpet

Main Bathroom

7'6" x 7'10" (2.3 x 2.4)

Tiled floor to ceiling, Bath with tiled panel, rainfall shower head and mixer taps, fixed glass shower screen, chrome ladder towel radiator, low level w.c. with chrome wall flush, dish shaped feature sink with mixer tap.

Exterior

Paved patio area with artificial grass and exterior lighting

