



44 Myers Road West, Liverpool, Merseyside L23 0RU

Offers In Excess Of £475,000

BERKELEY SHAW are delighted to present to the market this outstanding family home which is filled with period features. The SEVEN BEDROOM semi detached property is situated in the popular area of CROSBY and is convenient for local amenities including schools, shops, bars, restaurants and transport links.

This beautiful home briefly comprises of an entrance hall, three reception rooms, kitchen, utility room and shower room to the ground floor. The first floor has four bedrooms and a family bathroom, and on the second floor there is a further three bedrooms.

Please call Berkeley Shaw on 0151 924 6000 to book your viewing.



Porch

9'6" x 4'3" (2.9 x 1.3)

Tiled floor and storage cupboards

Hall

8'10" x 7'6" x 24'7" (2.7 x 2.3 x 7.5)

Stripped wooden floor under stairs storage and radiator, Original stripped wooden doors including door to large cellar

Front Lounge

16'0" x 11'9" (4.9 x 3.6)

Splay bay wooden sash windows, stripped wooden floor, cast iron fire surround with tiled inset housing a gas fire

Rear Living Room

11'9" x 14'9" (3.6 x 4.5)

French doors to rear garden, radiator, cast iron fire surround, radiator and stripped wooden floor

Dining Room

10'5" x 11'5" (3.2 x 3.5)

Window to side, radiator open to kitchen

Kitchen

10'5" x 7'6" (3.2 x 2.3)

Window to rear, Belfast sink, gas hob, electric oven, space for large fridge freezer, stripped wooden flooring

Utility Room

6'6" x 6'10" (2.0 x 2.1)

Window, range of wall and base units with stainless steel sink and plumbed for washing machine

Shower Room

5'10" x 6'6" (1.8 x 2.0)

Window, low level WC, wall mounted wash hand basin and shower cubicle, radiator and wooden floor

Cellar

Bedroom 1

9'2" x 6'2" (2.8 x 1.9)

Double Cathedral windows to front, radiator

Bedroom 2

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

Double Cathedral window to front, radiator

Bedroom 3

14'9" x 11'9" (4.5 x 3.6)

Window and radiator

Bedroom 4

11'5" x 11'5" (3.5 x 3.5)

Window and radiator

Landing

18'4" x 10'2" (5.6 x 3.1)

Access to all bedrooms and storage cupboard and radiator

Bathroom

6'10" x 7'6" (2.1 x 2.3)

2 windows, roll top freestanding bath with mixer shower tap, pedestal wash hand basin, low level WC and radiator

Cupboard

1'11" x 4'3" (0.6 x 1.3)

2nd Floor Landing Office

10'5" x 9'10" (3.2 x 3.0)

Large landing with radiator and space for desk

Bedroom 5

10'2" x 12'5" (3.1 x 3.8)

2 Cathedral windows and radiator

Bedroom 6

11'9" x 14'9" (3.6 x 4.5)

Window and radiator

Bedroom 7

10'2" x 9'10" (3.1 x 3.0)

Window and radiator

Outside

To the front of the property there is a gravel drive, double gates to the rear of the property and a secluded rear garden

