



## 32 Booker Avenue, Liverpool, L18 4RD

### Offers Over £425,000

Check out the fantastic garden room on this stunning semi-detached home!

Berkeley Shaw Real Estate is the appointed agent for this extended three-bedroom semi-detached home located on Booker Avenue L18. Set back on the slip road on Booker Avenue, this charming home is ideal for a variety of buyers. The area benefits from some of the area's premier schools making this an ideal buy for families. The surrounding area also boasts a vibrant selection of restaurants, shops, pubs, cafes, bars and a strong transport infrastructure making this ideal for commuters.

Set out across two floors, the accommodation briefly comprises; porch, inviting entrance hall providing access to the bay fronted sitting room with feature gas fireplace which is perfect for cosy evenings in front of the TV. From here, you access the fantastic open plan kitchen diner/living area. This truly is the heart of the home and is ideal for entertaining guests. The kitchen area is beautifully finished with a ample storage & a range of integrated appliances. The dining/living space is flooded with natural light and has a feature rolling ladder giving access to raised shelving. Completing the ground floor space is a WC. Ascending to the first floor, the bright and airy landing gives access to three well-proportioned bedrooms, a modern bathroom & separate WC. Externally, the property offers a front garden with driveway parking & EV charging point. To the rear of the property is a generous rear garden with raised decked area & laid to lawn. The addition of a garden room offers a real wow factor and is ideal for anybody needing space to work from home or anybody needing a breakout space away from the kids! Further benefits to the property include gas central heating & double glazing.

Viewing is essential to appreciate the quality of this fantastic home!



**Porch**  
UPVC door, UPVC windows & tiled floor.

**Entrance hall**  
Lead lined single glazed window, tiled floor, radiator & understairs storage.

**Sitting room**  
UPVC double glazed windows to bay, radiator, gas fire with cast iron surround & double doors leading through to living area.

**Open plan kitchen diner/living area**  
Kitchen - Gas burning hob, Bosch electric oven, extractor hood, range of wall & base units, combi boiler, double glazed windows, integrated fridge freezer, integrated dishwasher, tiled floor & spotlights.

Dining/living area - 2 x radiators, vertical radiator, laminate floor, 4 x double glazed windows, 2 x velux windows, spotlights, wall lights & sliding rolling ladder providing access to raised storage.

**Inner hall**  
Tiled floor & UPVC door to garden.

**WC**  
Double glazed window, basin, WC, tiled floor & tiled wall.

**Landing**  
Double glazed window & loft access.

**Bedroom 1**  
2 x double glazed windows, wooden floor, radiator & picture rail.

**Bedroom 2**  
Wooden floor, double glazed window, picture rail & radiator.

**Bedroom 3**  
2 x double glazed windows & radiator.

**Bathroom**  
Double glazed window, tiled floor, tiled walls, radiator, basin, bath with cast iron feet, glass shower screen, rainfall shower head, spotlights & storage cupboard.

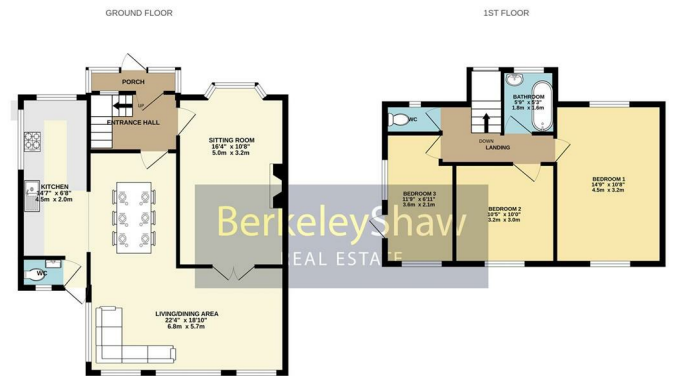
**WC**  
Double glazed window, WC, tiled floor, tiled walls & radiator.

**Garden room**  
Stunning garden room with bi-folding doors, 'French' style doors, wooden clad media wall with electric fire, electric & sheltered decked terrace.

**Externally**  
Fenced & gated front garden with laid to lawn, mature borders, EV charging point & driveway parking. Spacious rear garden with raised decked area, laid to lawn, mature borders,, garden room & timber frame bar.

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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



While every effort has been made to ensure the accuracy of the Position contained here, measurements of floors, sections, doors and any other items are approximate and the responsibility of the buyer for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The area which occupies any part of the site is not intended and no guarantee as to any availability or efficiency can be given. Made with Mapbox OSMap



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