



BerkeleyShaw

65 Myers Road East, Liverpool, L23 0QX

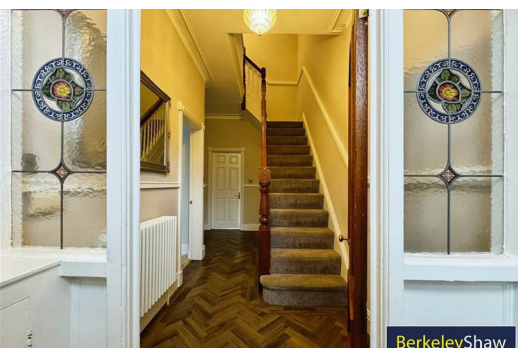
Offers Over £325,000

Welcome to this stunning four-bedroom semi-detached home, located on the highly desirable Myers Road East in Crosby, L23. Offering an exceptional standard of living, this property is beautifully presented throughout, blending classic charm with modern comforts. The prime location ensures you're within easy reach of excellent local amenities, including highly regarded schools, shops, and transport links, making this the perfect family home.

As you step inside, you'll be immediately struck by the spacious and well-appointed interior, with tasteful decor and high-quality finishes throughout. The ground floor features a generous bay fronted lounge with feature fireplace, ideal for both relaxation and entertaining. The separate family room provides the perfect setting for family meals or hosting guests with double doors to the rear garden. The heart of this home is the superbly equipped kitchen diner, which boasts contemporary design, ample storage, and integrated appliances.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom features built-in wardrobes and is complemented by a modern family bathroom. The landing provides access to a generous loft room which is ideal for further conversion or perfect for a kids playroom!

Externally, the property boasts a walled front garden with gated access & a generous rear garden with lawn and patio areas.



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Vestibule

Composite front door.

Hallway

Timber framed door to hallway, single glazed lead lined stained glass windows, LVT flooring, stairs to first floor & radiator.

Lounge

Double glazed windows to bay, traditional column radiator & feature fireplace.

Family room

UPVC French style doors to rear garden, LVT flooring, traditional column radiator, coving & gas fireplace.

Kitchen

UPVC door to side elevation, double glazed window, range of wall & base units, oak effect work tops, sink with drainer unit, integrated dishwasher, integrated fridge freezer, integrated washing machine, extractor hood, tiled floor, tiled back splash & spotlights.

Wc

Corner sink, Wc, tiled floor & part tiled walls.

Landing

Pull down ladder providing access to loft room.

Bedroom 1

Double glazed window, traditional style column radiator & fitted wardrobes with dressing table.

Bedroom 2

Double glazed window & column style radiator.

Bedroom 3

Double glazed window & column style radiator.

Bedroom 4

Double glazed window & column style radiator.

Bathroom

2 x double glazed windows, tiled floor, tiled walls, Wc, basin, towel radiator & bath with shower attachment and glass screen.

Loft room

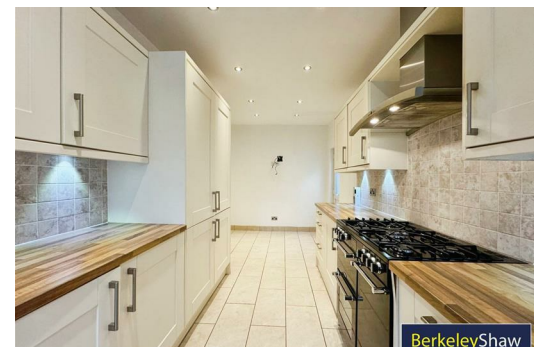
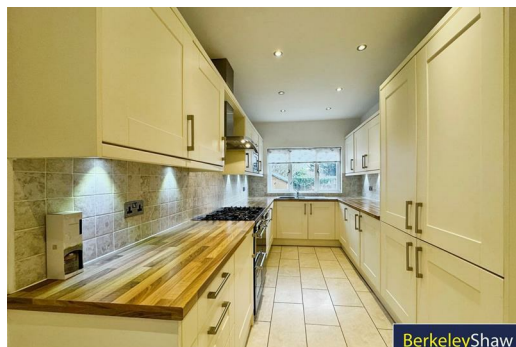
Spacious loft room accessed via a pull down ladder with eaves storage & 2 x skylights.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Mapbox 10/2023



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