



**BerkeleyShaw**

## 8 Lancaster Avenue, Liverpool, L23 3DQ

### Offers Over £340,000

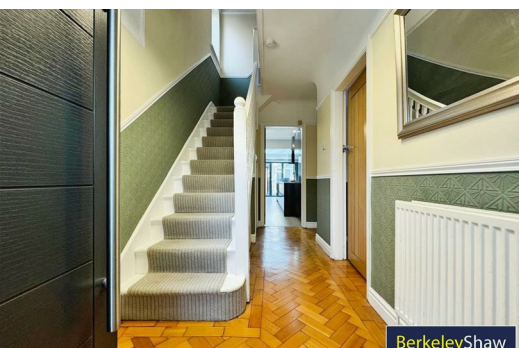
Welcome to this beautifully presented three-bedroom semi-detached home on Lancaster Avenue, in the heart of Crosby. This stunning home has been thoughtfully extended to create a truly impressive kitchen diner, perfect for modern family living.

Ideally situated, this property offers easy access to superb local schools, excellent transport links, and a fantastic selection of shops, restaurants, cafés, and bars.

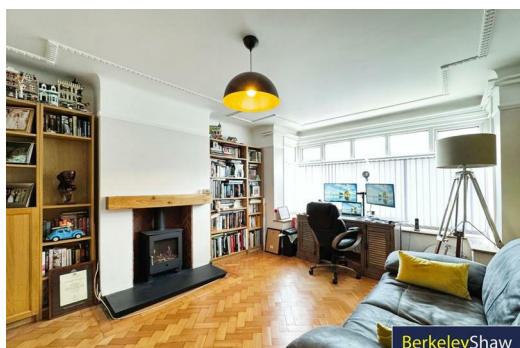
Stepping inside, you are greeted by a welcoming porch leading into an inviting entrance hall. The bay-fronted sitting room is a cosy retreat, featuring a charming gas-burning stove, while the rear living room flows seamlessly through double doors into the showstopping kitchen diner. This incredible space is flooded with natural light from the ceiling lantern and bifolding doors, which open out to the landscaped rear garden, creating the perfect indoor-outdoor living experience. The high-spec kitchen boasts premium Neff appliances, including an induction hob, integrated dishwasher, warming drawer, and a double electric oven with a sought-after Slide & Hide door—making it a dream for those who love to cook and entertain. The space has the further added bonus of under floor heating!

Upstairs, the home offers three well-proportioned bedrooms, with fitted wardrobes in both doubles. The accommodation is completed by a stylish four-piece bathroom, featuring an impressive walk-in shower.

Externally, the property benefits from off-street parking, a rear garage with an outside toilet, two storage rooms, and a separate outbuilding currently used as a gym—offering excellent versatility.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw

## Porch

UPVC French style doors & tiled floor.

## Entrance hall

Composite front door, parquet style floor, radiator, feature single glazed window & understairs storage.

## Sitting room

Double glazed window, radiator, parquet floor & feature gas burning stove.

## Living room

Gas burning stove, Karndean floor, radiator & double doors through to the kitchen diner.

## Kitchen diner

Range of wall & base units, quartz work tops, underfloor heating, double glazed window, Neff appliances including induction hob, slide and hide oven, further oven with microwave, warming drawer, extractor hood, ceiling lantern, bi-folding doors, & breakfast bar.

## Landing

Loft access & double glazed window.

## Bedroom 1

Double glazed windows to bay, radiator & fitted wardrobes.

## Bedroom 2

Double glazed window, radiator & fitted wardrobes.

## Bedroom 3

Double glazed window, combi boiler & radiator.

## Bathroom

2 x double glazed windows, tiled walls, tiled floor, bath, walk in shower with glass screen & rainfall shower head, vertical radiator, pedestal basin with storage & WC.

## Externally

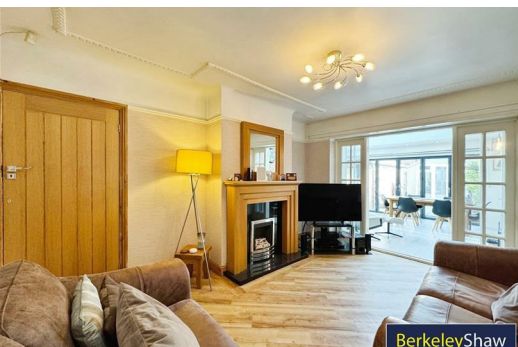
Walled & gated flagged front garden, flagged access to rear garage with outside WC, 2 x storage rooms and a further outbuilding which is currently utilised as a gym. Rear garden with pressed concrete and mature borders.

| 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 |         |           |
| EU Directive 2002/91/EC                     |         | 83        |
| England & Wales                             |         |           |

| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



We have taken every effort to ensure the accuracy of the description and floor plan measurements of this property, but we cannot accept any responsibility for any errors or omissions. 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 can be given for their operation or efficiency. We are not responsible for any errors or omissions. Made with SketchUp 2020



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

