



BerkeleyShaw

81 Thornbeck Avenue, Liverpool, L38 9EX

Offers Over £425,000

Located in the heart of a highly sought-after coastal village, this immaculately presented and thoughtfully extended three-bedroom home offers stylish, spacious living with a host of desirable features. The property boasts versatile accommodation, with the added benefit of a potential fourth bedroom/home office with its own private rear access – ideal for multigenerational living, a business from home, or guest accommodation.

Upon entering, the home immediately impresses with its tasteful décor and attention to detail throughout. The heart of the property is the stunning open-plan living space, which seamlessly flows to the rear garden – a true highlight of the home. Designed for entertaining, the landscaped garden features an outdoor kitchen, freestanding flowerbeds, raised sunny decked patio, and ambient lighting, creating the perfect setting for summer evenings or al fresco dining.

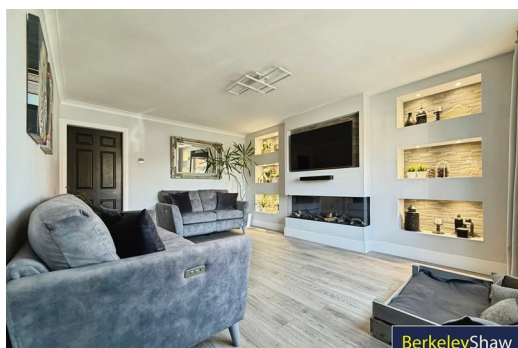
Upstairs, the generously sized master bedroom benefits from a beautifully appointed en suite shower room. Two further bedrooms are served by a luxurious and spacious family bathroom with high-end finishes, ideal for relaxing after a long day.

Located just moments from local amenities, the home is within walking distance of the village doctor's surgery, dentist, independent coffee shop, welcoming pub, and the prestigious Blundellsands Sailing Club. Excellent transport links are also on your doorstep, with the nearby Hightown train station offering convenient access to the wider region.

This exceptional property combines coastal village charm with modern, flexible living – early viewing is highly recommended.



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Hall

With door to downstairs WC, Office/fourth bedroom and Lounge.

Lounge

16'0" x 12'5" (4.90 x 3.80)

Magnificent media wall (category 5) with with feature Gasco electric fire and lighting. Window to front aspect looking towards the coast. Laminate flooring.

Downstairs WC

4'11" x 3'7" (1.50 x 1.10)

Storage sink, chrome heated towel and WC.

Kitchen

17'8" x 12'5" (5.40 x 3.80)

A room with the real WOW factor! This beautiful Wren kitchen includes cleverly integrated Bosch appliances including induction hob with over extractor, eye-level double oven, microwave, dishwasher and fridge freezer. With open island space, door to side and opening through to Family/Dining room. Under-floor heating.

Dining/Family Room

19'8" x 11'9" (6.0 x 3.60)

With a large statement lantern roof, patio doors onto the landscaped garden. An ideal entertaining space and for all the family to eat and relax together. Under-floor heating.

Office/Bedroom 4

17'0" x 7'10" (5.20 x 2.40)

A dual aspect room with patio doors to the rear and window to front driveway. Built-in storage shelving and laminate flooring. A flexible room which could be utilised as a fourth bedroom, home office or home gym.

Landing

Bedroom 1

13'1" x 10'9" (4.0 x 3.30)

DOUBLE bedroom with fitted carpets, window to rear aspect. Fitted wardrobes and overhead storage shelves.

En-Suite

2'8" x 10'9" (0.83 x 3.30)

A handy en-suite with shower cubicle, WC & sink.

Bedroom 2

10'5" x 11'0" (3.20 x 3.37)

DOUBLE - Fitted carpets, fitted wardrobes and window with SEA VIEW to the West

Bedroom 3

9'6" x 19'7" (2.92 x 5.99)

SINGLE - With window to the rear aspect with fitted wardrobe and carpets.

Bathroom

9'4" x 7'4" (2.86 x 2.26)

Modern shower room with walk-in double shower, stylish black Matt fittings, tiled walls and floors. Two opaque windows to front aspect.

Outdoor Kitchen Area

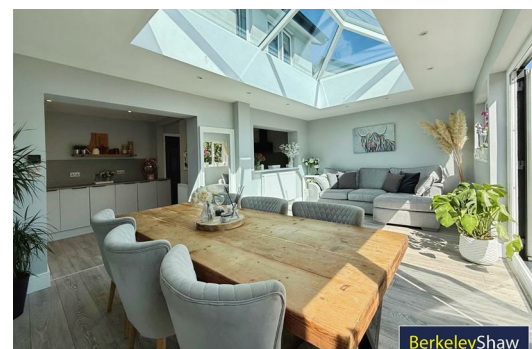
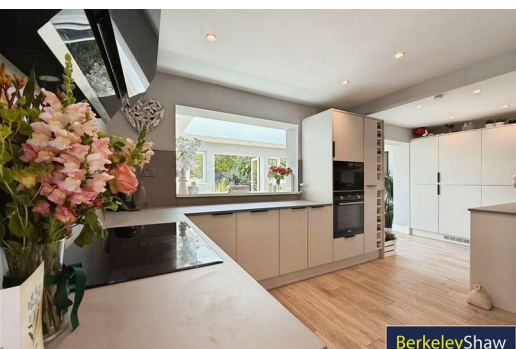
Rotating Pizza oven, BBQ

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		
England & Wales	EU Directive 2002/91/EC	81

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	



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans for the described property only are shown and should be used as such for any prospective purchase. The services, contents and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Please visit BerkeleyShaw.co.uk



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