



## 8 Sycamore Avenue, Liverpool, L23 2TA

### Offers Over £1,000,000

A Rare Opportunity on One of Crosby's Most Charming Roads— Sycamore Avenue

Welcome to this truly beautiful four-bedroom detached residence, nestled on a quiet, leafy cul-de-sac in the heart of Crosby. Full of character, warmth, and stylish modern touches, this home offers an exceptional lifestyle opportunity in one of the area's most sought-after settings.

Occupying a private and generous plot, the property is surrounded by mature trees, herbaceous borders, and well-maintained gardens that provide both seclusion and serenity—perfect for families, or anyone looking for a tranquil retreat with excellent amenities on the doorstep.

Just a short walk away are Crosby Village, the Northern Cricket Club, and lies within catchment of some of the region's most in-demand schools. For commuters, easy access to the motorway network is a huge positive.

Internally, the home is just as impressive. The welcoming entrance hall leads to a formal sitting room, boasting an original inglenook fireplace with log-burning stove and flooded with natural light from its multi-aspect windows. To the rear, an extended living room features a roof lantern and elegant bi-folding doors opening seamlessly onto a composite decked area, ideal for summer entertaining. At the heart of the home is a stunning open-plan kitchen/dining/family space, complete with a feature centre island, granite worktops, and a full range of integrated appliances. A separate utility room adds further convenience for family living.





### Entrance hall

Welcoming entrance hall featuring a tiled floor, original wooden door, radiator, and convenient cloakroom.

### Sitting room

Original timber-framed windows with secondary glazing, a striking inglenook fireplace with log-burning stove, exposed beams, tiled flooring, and radiator—blending period charm with cosy, practical living.

### Living room

Stylish extension featuring bi-folding doors with integral blinds, double-glazed window also with integral blinds, tiled flooring, ceiling lantern flooding the space with natural light, and radiator—perfect for modern family living or entertaining.

### Kitchen diner/family room

Charming and characterful kitchen featuring original timber-framed window to the front aspect, granite worktops, a range of bespoke wall and base units, and double ceramic sinks. The focal point is a traditional range cooker with gas-burning stove and extractor hood, complemented by an integrated dishwasher and classic wooden panelling. A central island provides additional prep and seating space, while the tiled floor and two radiators ensure comfort and practicality. Flooded with natural light via double-glazed windows to the side and rear, with French doors opening into the living room. Shutter blinds add a stylish and functional finish.

### Store room

Housing a Worcester combination boiler with built-in shelving for additional storage.

### Utility room

Fitted with a range of base units, stainless steel sink with drainer, tiled flooring, and wooden door providing access to the rear garden.

### Landing

Featuring two built-in storage cupboards, laminate flooring, and a double-glazed window with a pleasant rear aspect.

### Master bedroom

Bright and spacious room with four double-glazed windows, fitted wardrobes, wooden flooring, and radiator—offering plenty of natural light and practical storage

### En-suite

Contemporary bathroom featuring tiled walls and floor, WC, wash basin, walk-in shower with thermostatic controls, chrome heated towel rail, spotlights, and a double-glazed window providing natural light.

### Bedroom 2

Featuring laminate flooring, two radiators, double-glazed windows, and two built-in storage cupboards for added practicality.

### Bedroom 3

Characterful room with a timber-framed single-glazed window, radiator, and fitted wardrobes providing ample storage.

### Bedroom 4

Room benefits from a UPVC double-glazed window, an additional single-glazed window, radiator, and fitted wardrobe for convenient storage.

### Bathroom

Featuring a UPVC double-glazed window, tiled flooring, wood panelling, a freestanding bath with hand shower, WC, and a radiator with integrated towel rail.

### Double Garage

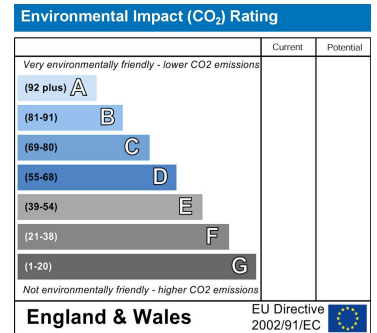
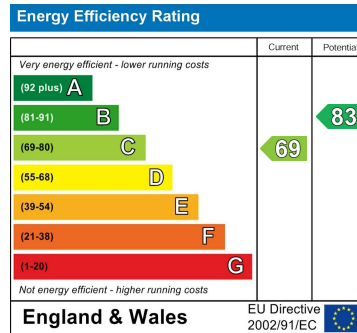
Two electric roller shutters complement double-glazed windows to the rear elevation, providing security and natural light.

### Front garden

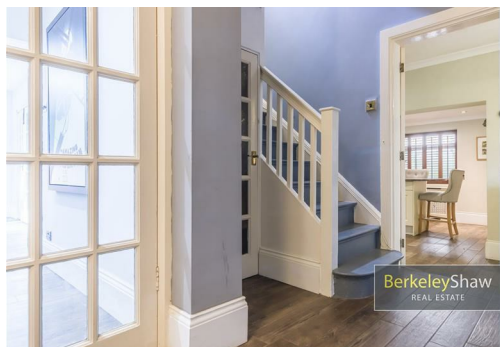
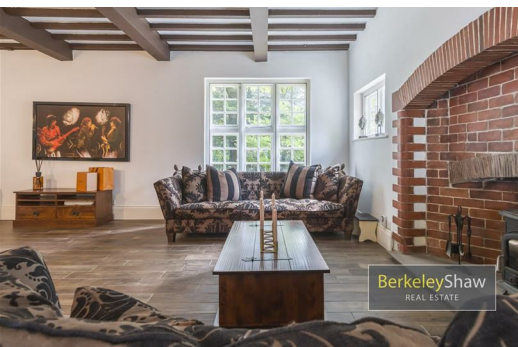
Private front aspect with driveway parking leading to the garage, lawned area, mature borders & mature trees.

### Rear garden

Beautifully maintained rear garden with composite raised deck, lawned & mature borders. Rear access to garage & access to a stable block with fantastic potential for further conversion.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given. Made with Bluebeam 12/2021



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

