

## 52 Sefton Drive, Liverpool, L31 8AQ

### £295,000

Extended 4-Bedroom Dormer Bungalow with Detached Garage/Workshop on a Substantial Plot

Set on a generous plot in a quiet and highly sought-after residential area, this beautifully extended four-bedroom dormer bungalow offers spacious and versatile accommodation, along with excellent outdoor space and a superb detached garage/workshop – ideal for a variety of uses.

The property is well-presented throughout and boasts a flexible layout, perfect for families or those looking to downsize without compromising on space. The ground floor features a spacious double bedroom, a single currently used as an office, a bright and airy lounge/diner with patio doors leading directly onto a large, light-filled orangery – the perfect space for entertaining or relaxing, enjoying views over the sunny rear garden.

The well-equipped kitchen is thoughtfully designed with ample storage and integrated appliances, and also opens out onto the orangery via patio doors, creating a seamless flow between the key living spaces. A stylish shower room featuring a large double shower, modern storage sink unit, and quality fittings.

Upstairs, two further bedrooms provide additional space for family, guests or hobbies, and there is excellent potential to extend further (subject to necessary permissions) to create additional bedrooms or bathrooms if desired.





Hall

Kitchen

Lounge/Dining Room

Orangery

Bedroom 1

DOUBLE

Bathroom

Shower Room

Bedroom 2 Ground Floor

SINGLE Currently utilised as an office

Bedroom 3 First Floor

DOUBLE

Bedroom 4 First Floor

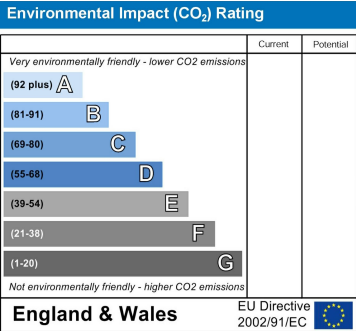
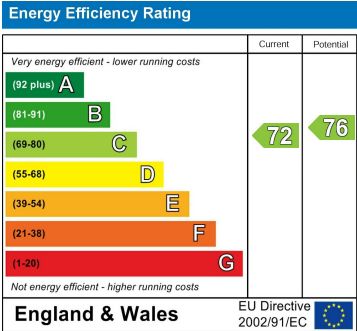
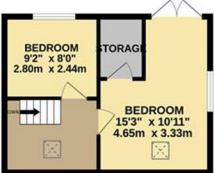
SINGLE - no photo available

Landing

Garage/Workshop

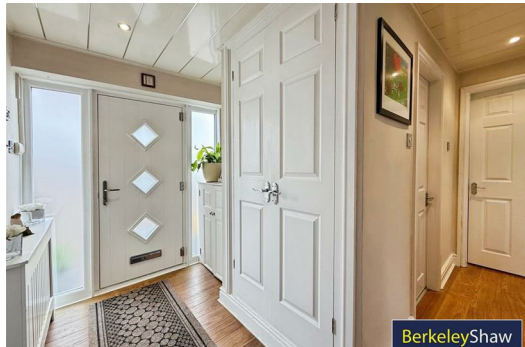
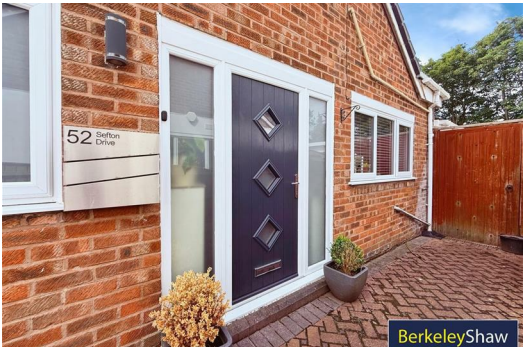
GROUND FLOOR

1ST FLOOR



While every attempt 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

