



BerkeleyShaw

3 Langley Close, Liverpool, L38 9GG

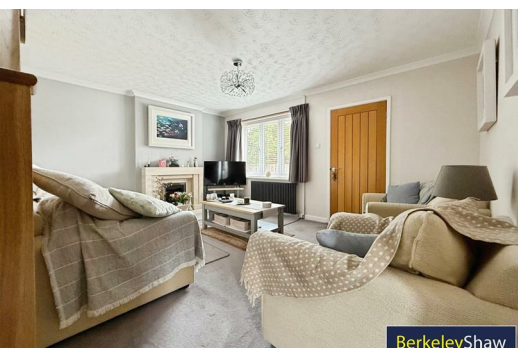
Offers Over £450,000

Tucked away in a sought-after coastal spot, just a stone's throw from the beach and a short stroll to the train station, shops, and a welcoming village pub, this splendidly extended three-bedroom detached home offers both charm and versatility in spades.

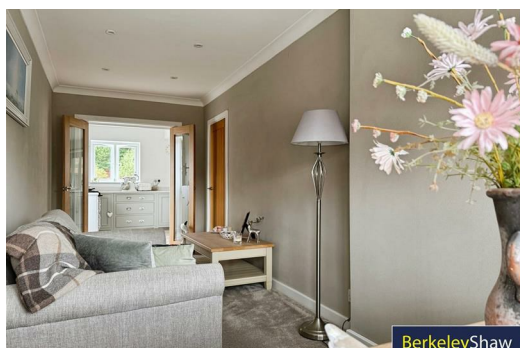
Originally four bedrooms, the property has been thoughtfully reimagined to deliver three spacious double bedrooms upstairs, including a principal suite boasting style and comfort, alongside a show-stopping, newly installed family bathroom – elegant, luxurious, and finished to the highest standard.

Downstairs, the heart of the home is a beautifully extended open-plan kitchen and dining area, perfect for entertaining and everyday family living. The contemporary kitchen flows seamlessly into the Orangery, which floods the space with natural light. An additional family room – ideal as a fourth bedroom, playroom or even a stylish home office. A cosy front lounge offers a quiet retreat in winter with the focal feature fireplace, and the convenient downstairs WC completes the picture off the porch.

Set on a generous plot, the home benefits from sun-drenched west-facing gardens, perfect for soaking up the afternoon rays. There's ample parking on the driveway, and a detached garage provides useful storage and houses an additional laundry area, keeping the main home calm and clutter-free.



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Hall
6'7" x 3'0" (2.02 x 0.93)

Downstairs WC
3'1" x 3'2" (0.95 x 0.99)

Handy room for guests and children with WC and Sink

Front Lounge
15'6" x 15'6" (4.73 x 4.74)

Entering through the hallway into this front aspect lounge with focal gas living flame fireplace, opening through to kitchen dining room. Oak door to under stairs cupboard. Oak door to family room and stairs to first floor. Window to front aspect. Fitted carpet.

Kitchen/Dining Room
24'6" x 10'0" (7.48 x 3.06)

An extended open-plan kitchen/dining room with new kitchen including Belfast sink, integrated appliances, range of base and high level fitted units. Aga style oven and hob with over extractor and breakfast bar return. Herringbone style LVT flooring. Sliding door through to Orangery and opening through to lounge. Composite stable door to rear garden and Oak door French style doors through to family room.

Orangery
11'11" x 10'3" (3.65 x 3.14)

Tiled roof and insulated ceiling with spot lights, tiled flooring and patio doors onto sunny WEST facing gardens.

Family Room
20'10" x 7'1" (6.36 x 2.17)

Originally converted from a garage this flexible reception space could be utilised as a children's play room, home office or 4th ground floor bedroom.

Landing

Fitted carpets, Oak staircase with glass panels, Oak doors to all first floor rooms. Access to loft with pull-down ladder.

Bedroom 1
16'1" x 11'0" (4.91 x 3.37)

Large DOUBLE to the rear aspect with windows looking over WEST facing gardens. With fitted carpets.

Bedroom 2
14'5" x 8'10" (4.41 x 2.71)

Large extended DOUBLE room with two windows to the front aspect, fitted carpets. Access to loft with pull-down ladder.

Bedroom 3
9'0" x 8'11" (2.75 x 2.72)

DOUBLE bedroom to the front aspect and fitted carpets.

Family Bathroom
16'3" x 7'1" (4.96 x 2.16)

Luxury extended family bathroom with both large free standing bath and walk-in double shower. Storage sink, chrome fittings, heated towel rail and stylish combined heated towel rail and radiator. Dual aspect with opaque windows to the rear and side elevations. Wall-hung Float effect toilet. Tiled floors and walls.

Detached Garage - Large
22'11" x 19'0" (7.00 x 5.80)

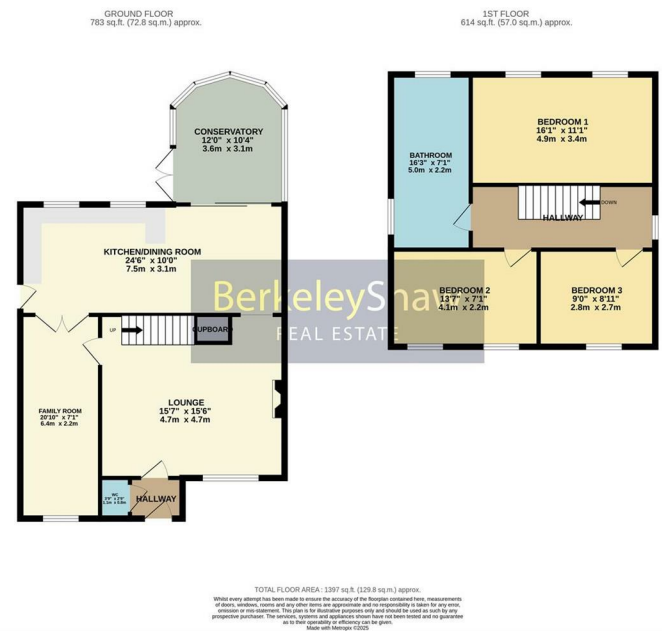
A detached pitched roof garage with electric fob operated garage door and rafter storage. An L shaped room with laundry space that has a tiled floor plumbing for washing machine, lighting and power and side entry door to garden.

Outside

To the front is a long curved driveway providing off road parking for several vehicles, Grass lawn and mature tree. Gates lead to detached garage with key operated fob and spacious flat family friendly garden which is WEST facing for those sunsets. Grass lawn and bordered by mature shrubs and flowering plants. Wooden shed provides further storage.

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		
	67	81
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



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