



BerkeleyShaw
REAL ESTATE

25 The Hamptons, Liverpool, L37 3JQ

Offers In The Region Of £375,000

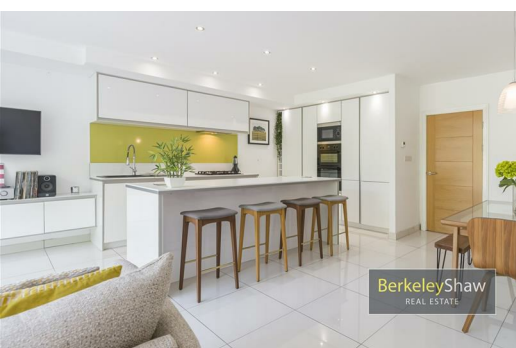
Located within a sought-after, prominent and tranquil residential enclave with excellent schools and shops this exquisite three-storey townhouse exudes modern sophistication and timeless elegance. Immaculately presented throughout, this substantial family home offers generous proportions, storage and a thoughtfully designed layout, perfectly blending contemporary living with classic comfort.

Upon entering the property, one is greeted by a welcoming entrance hall, leading to a stylish cloakroom and a stunning open-plan living, dining, and kitchen area. Bathed in natural light, this expansive space features high-specification integrated appliances, a chic breakfast island, and sleek cabinetry, making it the heart of the home — ideal for both family life and entertaining with effortless flair. An integral garage provides a handy utility area.

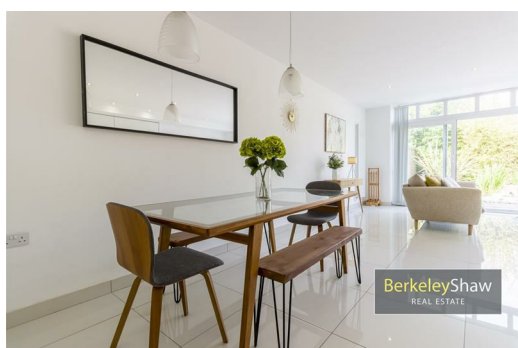
The first floor boasts a formal lounge, offering direct access to a private balcony — the perfect spot for morning coffee or an evening drink. The principal bedroom, also on this level, is a true sanctuary, complete with en-suite bathroom with walk-in shower and bath and its own private balcony, affording a peaceful retreat with a touch of indulgence.

To the second floor, one finds three generously proportioned double bedrooms, all beautifully appointed, alongside a contemporary family bathroom with walk-in shower and bath showcasing elegant fixtures and finishes.

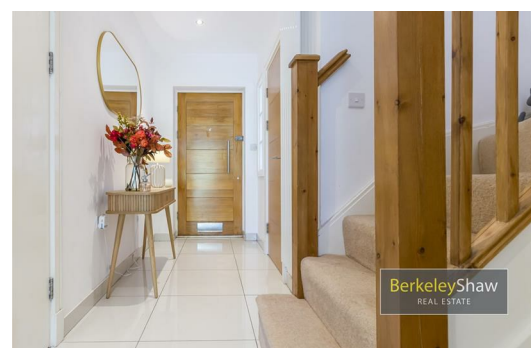
Externally, the property is equally impressive. A charming rear garden provides a space for al fresco dining, whilst the front aspect benefits from a private driveway and integral garage, offering ample parking and secure



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Hallway

Bright and elegant hallway with tiled floor and oak doors and staircase.

WC - Ground Floor

Stylish Floating WC and sink, window to front asept.

Integral Garage

16'8" x 9'0" (5.10 x 2.75)

Electric garage door with power, lighting and door to hallway

Private Balcony

With views of bowling green

Kitchen/Living/Dining Room

24'2" x 18'4" (7.37 x 5.60)

Simply stunning room complete with breakfast island, integrated appliances, gas hob with designer over extractor and eye-level dual ovens. Under counter lighting and tiled flooring. Sliding door lead onto sunny mature rear garden.

Living Room

18'4" x 13'1" (5.60 x 4.0)

Beautiful calming room with sliding door to balcony.

Balcony

Main Bedroom Suite

17'4" x 11'9" (5.30 x 3.60)

Ensuite First Floor

7'8" x 6'0" (2.35 x 1.85)

With Bath and walk in shower

Bedroom 2

16'8" x 8'10" (5.10 x 2.70)

DOUBLE

Bedroom 3

16'8" x 8'10" (5.10 x 2.70)

DOUBLE

Bedroom 4

9'10" x 8'6" (3.00 x 2.60)

DOUBLE

Family Bathroom second floor

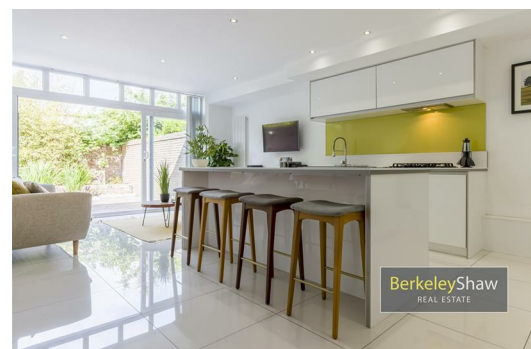
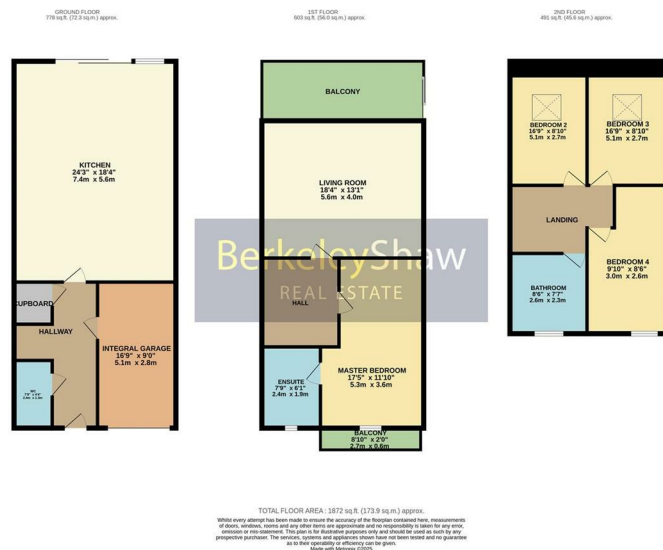
8'6" x 7'6" (2.60 x 2.30)

Walk-in shower and bath

Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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		
England & Wales		

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		
EU Directive 2002/91/EC		
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