



**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.

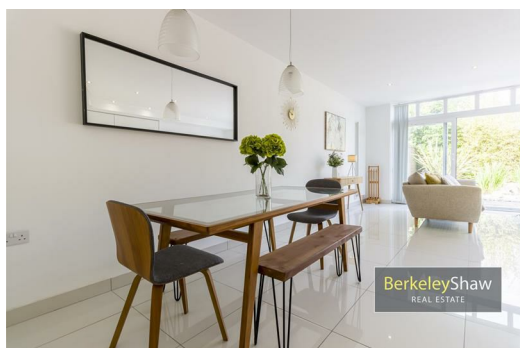
The first floor boasts a formal lounge, offering direct access to a private balcony — the perfect spot for morning coffee or an evening drink. The principal bedroom, also on this level, is a true sanctuary, complete with ensuite bathroom with walk-in shower and bath and its own private balcony, affording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

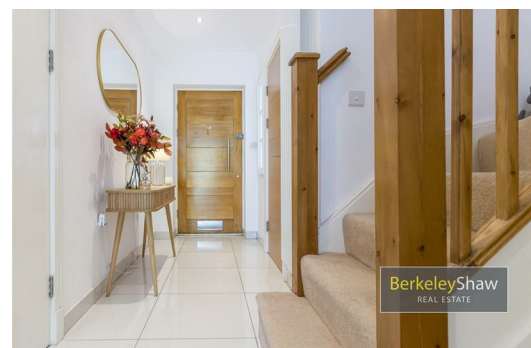
Externally, the property is equally impressive. A charming rear garden provides a space for al fresco dining, whilst the front aspect benefits from a private driveway and integral garage, offering ample parking and secure



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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 aspect.

## 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

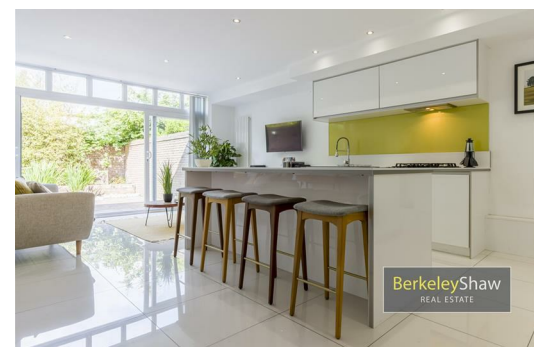
## Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA: 1872 sq. ft. (173.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for the proposed project only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.  
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