



**BerkeleyShaw**

## 7 Wynnstay Avenue, Liverpool, L31 0BG

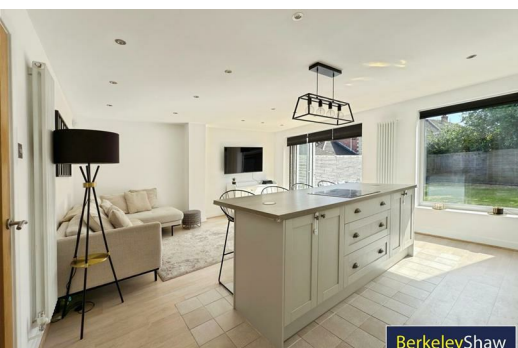
**Offers Over £290,000**

Presenting this STUNNING SEMI-DETACHED HOME, ideally situated in a highly sought-after Maghull location, perfect for families and those looking to settle in a welcoming community. This beautifully presented residence has been thoughtfully extended and finished to a HIGH SPECIFICATION throughout.

At the heart of the home is the SHOW-STOPPING OPEN-PLAN KITCHEN, LIVING, AND DINING AREA – a true social hub with BI-FOLD DOORS and BREAKFAST ISLAND and perfect for entertaining or family life. The contemporary kitchen boasts sleek finishes and flows seamlessly into the dining and relaxation spaces, with direct access to the rear garden and utility area. A HANDY DOWNSTAIRS WC offers convenience for both guests and children.

To the front, the SERENE LOUNGE with its LARGE BAY WINDOW provides a tranquil retreat, ideal for unwinding in comfort.

Upstairs, the LARGE MAIN BEDROOM SUITE offers a peaceful haven, complete with a BUILT-IN WARDROBE, DRESSING AREA, and a stylish EN-SUITE SHOWER ROOM. A further DOUBLE BEDROOM with FITTED WARDROBES overlooks the front aspect, while a THIRD, WELL-PROPORTIONED SINGLE BEDROOM completes the accommodation. The family bathroom offers full-size bath and over shower, modern white suite and windows to front and side creating a bright and airy room.



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## Porch

## Hall

Bright and welcoming hall with wood and Glass staircase, wood effect laminate flooring and doors to Lounge, WC and Kitchen/Living/Dining room. Window to side aspect.

## Lounge

14'6" x 11'1" (4.42 x 3.38)

Large bay window to the front aspect with storage bench seating, fitted carpet, vertical radiator and built in shelving.

## Kitchen/Diner/Family Room

20'8" x 15'10" (6.32 x 4.83)

## Downstairs WC

## Main Bedroom with Dressing Area

19'1" x 12'8" (5.82 x 3.88)

DOUBLE with built in wardrobes in dressing area, door to ensuite shower room and window to rear aspect.

## Ensuite

7'1" x 3'9" (2.16 x 1.15)

## Bedroom 2

13'1" x 11'6" (4.01 x 3.51)

DOUBLE

## Bedroom 3

10'0" x 6'9" (3.07 x 2.08)

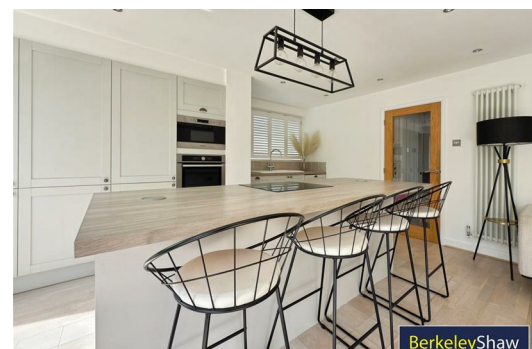
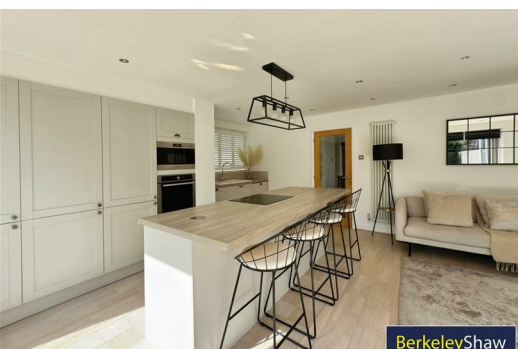
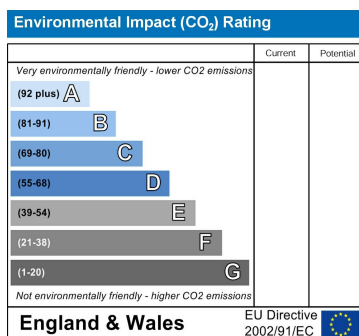
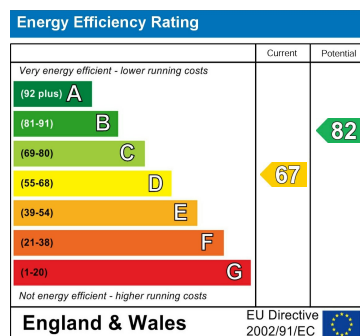
SINGLE

## Family Bathroom

8'7" x 5'10" (2.64 x 1.80)



TOTAL FLOOR AREA: 1184sq ft (110.0 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor area measurements, the measurements are approximate and should not be used for any legal purpose or as a basis for any claim. The measurements are for information only and do not constitute a guarantee. Measurements are taken to the best of our knowledge and are not intended to be a guarantee. Measurements are taken to the best of our knowledge and are not intended to be a guarantee.



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