



**BerkeleyShaw**

## 11 Bonnington Avenue, Liverpool, L23 7YJ

Asking Price £625,000

Welcome to this charming 5 DOUBLE Bedroom, detached house situated on Bonnington Avenue just a short stroll to vibrant Crosby Village with its independent Shops, Restaurants and Wine Bars. This delightful property boasts an array of character features, including stunning PARQUET flooring and beautifully coloured LEADED GLASS windows that add a touch of elegance to the home.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining, to the front is the family room with Parquet flooring and bay window looking onto the sought after tree lined cul de sac. The family room offers the flexibility of French Style doors through to open-plan kitchen/living/dining room.

The Open-Plan Kitchen, Dining and Family Room extend along the back of the property offering flexibility for large families to eat, dine and relax together in a stylish but practical space. The property also features a cosy LOG BURNING STOVE, perfect for those chilly evenings, creating a warm and inviting atmosphere throughout the home.

The spacious layout is ideal for family living, with four well-proportioned DOUBLE bedrooms to the first floor providing ample space for rest and privacy. The family bathroom is conveniently located, ensuring comfort for all residents.

One of the standout features of this home is the impressive extension to the rear, which has created a magnificent MASTER BEDROOM SUITE. This suite includes fitted wardrobes and an ENSUITE bathroom, offering a



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Hall

Lounge

12'5" x 11'7" (3.80 x 3.55)

Family Room

15'11" x 11'3" (4.86 x 3.45)

Living Room

15'11" x 11'5" (4.86 x 3.50)

Kitchen

11'3" x 10'11" (3.45 x 3.35)

Dining Space

10'11" x 10'4" (3.34 x 3.15)

Utility/Laundry

Downstairs WC

Garage

13'3" x 8'1" (4.04 x 2.47)

Landing

Bedroom 1

11'6" x 10'5" (3.51 x 3.20)

DOUBLE

Bedroom 2

11'5" x 9'6" (3.48 x 2.90)

DOUBLE

Bedroom 3

9'8" x 8'1" (2.97 x 2.47)

DOUBLE

Bedroom 4

10'5" x 6'11" (3.20 x 2.12)

DOUBLE

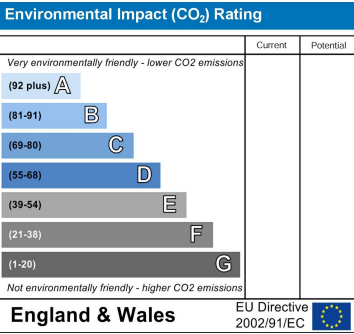
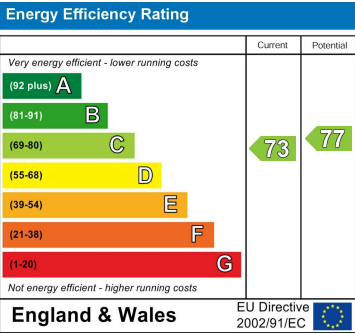
Family Bathroom - 1st Floor

Bedroom 5 - Second Floor

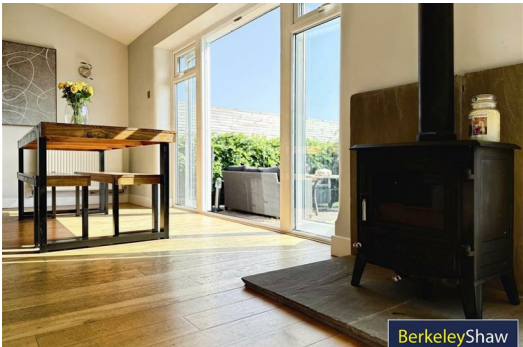
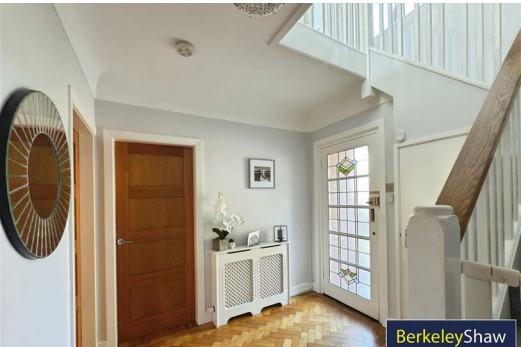
23'9" x 16'6" (7.24 x 5.05)

DOUBLE ENSUITE

Ensuite Bathroom 2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, 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 be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be relied upon and no guarantee is given to their availability or efficiency can be given. Made with Metaphor 02/2025



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