



11 Gordon Avenue, Liverpool, L22 7SA

Offers Over £235,000

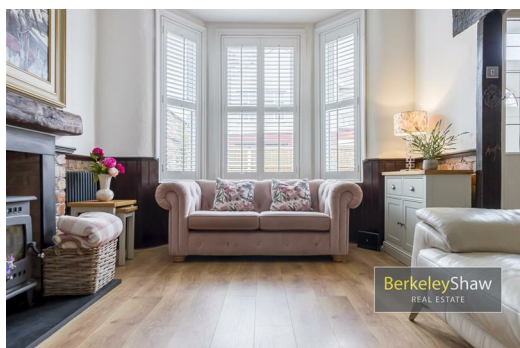
Stunning Two-Bedroom Character Terrace – Turnkey Condition – Gordon Avenue, Waterloo

Welcome to this beautifully presented two-bedroom end-terrace on Gordon Avenue, a perfect blend of period charm and modern style. In true turnkey condition, this home is just a short stroll from Crosby Beach and benefits from excellent transport links, making Liverpool city centre and beyond easily accessible.

Inside, the ground floor offers a welcoming lounge with exposed beams, hardwood flooring, a feature log burner, and elegant plantation shutters. The open-plan kitchen/diner is a standout space with Karndean flooring, exposed brickwork and space for an American-style fridge/freezer. Flowing seamlessly from here, the garden room is filled with natural light, featuring VELUX windows and French doors to the rear garden. A practical utility room completes the ground floor.

Upstairs, two generously sized bedrooms provide comfort and style, while the beautifully appointed bathroom includes a walk-in shower, part-tiled walls, and traditional panelled detailing. Formerly a three-bedroom home, the versatile front bedrooms offers potential for conversion back into two bedrooms.

The outdoor areas are equally impressive. The front garden offers a warm welcome with a sandstone path, artificial lawn, and mature shrubs. To the rear, a private courtyard-style garden with an outdoor kitchen area



Vestibule

An inviting space to welcome you into the property with ornate tiled floor and charming bench seat.

Lounge

17'5" x 14'4" (5.32m x 4.37m)

The lounge is a charming living space featuring a large bay window that fills the room with natural light. It is tastefully decorated with a mix of traditional and rustic elements, including exposed brickwork, a wood-burning stove, and wooden shutters. The warm wooden flooring complements the soft furnishings, creating a cosy and welcoming atmosphere.

Kitchen diner

17'7" x 12'4" (5.36m x 3.76m)

This charming kitchen-diner combines character and practicality, featuring stylish Karndean flooring, beautiful exposed beams, and an eye-catching feature brick wall. The space is well-appointed with a range of modern wall and base units. A stainless-steel sink with brushed nichol mixer tap is neatly inset into the stone worktops, while there is ample space for white goods and an American-style fridge/freezer. Natural light floods the room through a UPVC double-glazed window to the rear elevation, and a radiator provides a warm, welcoming atmosphere.

Conservatory

12'12" x 9'11" (3.96m x 3.02m)

The conservatory is a bright, airy space with large windows and double doors that open out to the garden. It features a tiled floor and blends indoor comfort with an outdoor feel. This room provides a perfect spot for relaxing or entertaining while enjoying views of the garden and connecting to the utility room.

Utility Room

6'5" x 8'8" (1.96m x 2.64m)

The utility room is a practical, with ample space for a washing machine and dryer. It has light-coloured flooring and ample storage, making it ideal for laundry and household tasks. The simple, clean design complements the adjoining conservatory.

Landing

The landing is a bright area at the top of the stairs, decorated with patterned wallpaper and wooden doors leading to the bedrooms and bathroom. The wooden banister adds a traditional touch, while the neutral tones maintain a light and welcoming feel.

Bedroom 1

17'5" x 14'4" (5.32m x 4.37m)

The master bedroom is a spacious and stylish retreat, boasting a large bay window that bathes the room in natural light. It has exposed brick walls and dark wooden beams that enhance the room's character. The Sharpe's fitted wardrobes provide practical storage while the soft carpeting adds comfort underfoot, creating a warm and restful atmosphere.

Bedroom 2

12'10" x 10'6" (3.92m x 3.20m)

This second bedroom is a bright and airy room with a large window dressed with white shutters. The neutral decor and soft carpeting create a calm and inviting space, ideal for use as a guest room or home office. Built-in wardrobes enhance the storage options, keeping the room neat and uncluttered.

Shower room

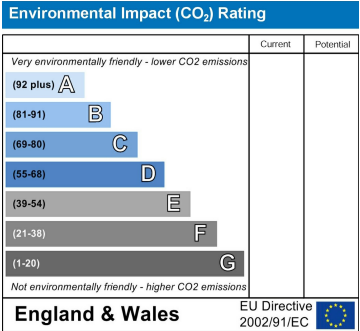
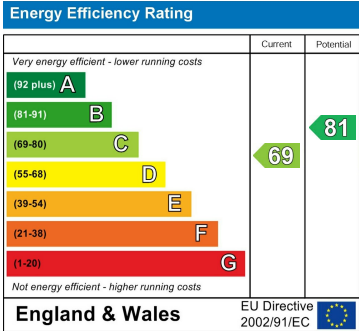
The bathroom is a modern, well-appointed space featuring a walk-in shower with glass screen, heated towel rail and tiled walls. It includes a toilet and a vanity unit with storage beneath the sink. A window lets in natural light, while stylish fittings and a neutral palette create a clean, fresh feel throughout.

Front Garden

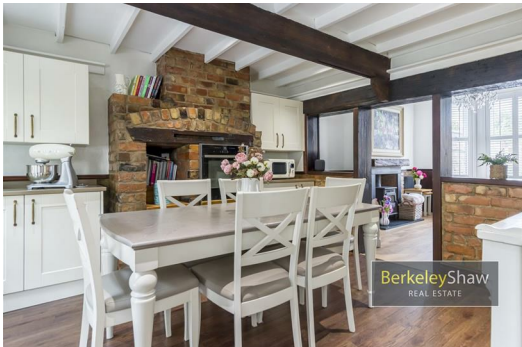
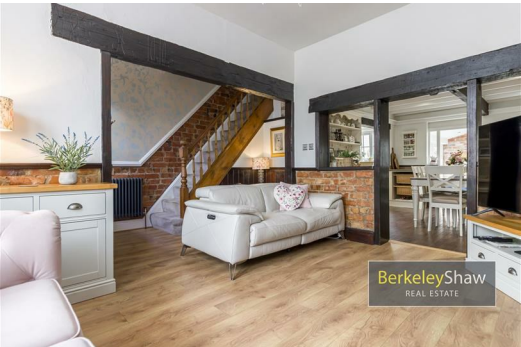
The garden outside is a delightful, enclosed space featuring a combination of artifical lawn and paved areas with well-tended flower beds and mature plants. Comfortable seating arrangements make it perfect for relaxing or entertaining, while the high garden walls provide privacy and a sense of seclusion.

Rear yard

A charming and private space with external storage, flagged floor & lined with beautifully planted garden pots.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/025



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