



BerkeleyShaw

29 Heron Way, Liverpool, L31 1LS

Asking Price £325,000

This Persimmon home built in 2021 has been upgraded throughout to the highest standards with Oak Doors, Designer Bathroom, Built-in Wardrobes and blinds. This DETACHED house presents an exceptional opportunity for families seeking a spacious and modern home ready to move in. Boasting five bedrooms, this property is perfect for growing families with plenty of space inside and out.

One of the standout features of this home is the stunning Open-Plan Kitchen/Dining room which is designed to be both functional and aesthetically pleasing, making it an ideal space for culinary enthusiasts and family gatherings alike. There is a handy utility room to hide away noisy appliances and convenient WC for guests and little legs.

The property also benefits from council permission to convert the GARAGE, offering the potential for further expansion or additional living space.

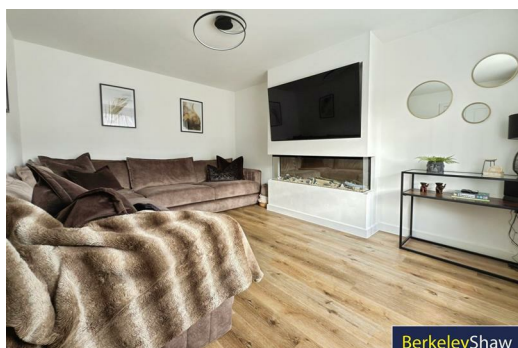
Upstairs there are two bathrooms, an ensuite shower room and upgraded family bathroom which must be seen. There are four double rooms and a fifth single currently utilised as a home office.

The family GARDEN has been professionally LANDSCAPED to create a delightful outdoor area, perfect for children to play and for hosting summer barbecues. The location is particularly advantageous, as it is situated close to a TRAIN station, providing easy access to Liverpool and beyond, making commuting a breeze.

This property is located in a sought-after area, known for its friendly community and excellent local amenities. With its modern features and prime location, this home is sure to attract interest from families looking for a comfortable and stylish living environment. Do not miss the chance to make this wonderful property your new home.



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Hall

Garage

With permission from the Leaseholder for conversion to a habitable room.

Living Room

Kitchen/Dining Room

Utility

Downstairs WC

Bedroom 1

DOUBLE ENSUITE

Ensuite

Bedroom 2

DOUBLED

Bedroom 3

DOUBLE

Bedroom 4

DOUBLE

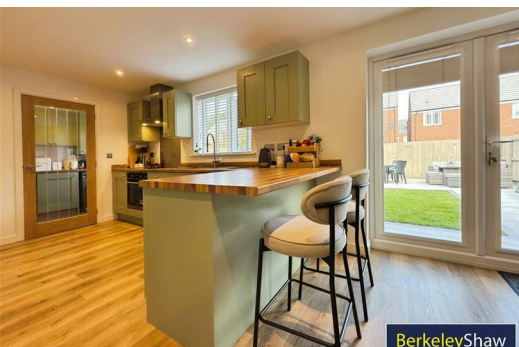
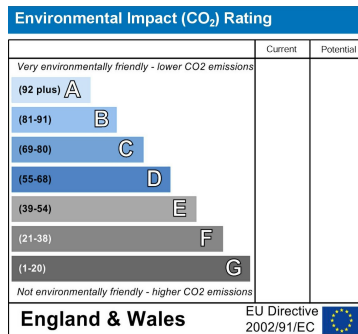
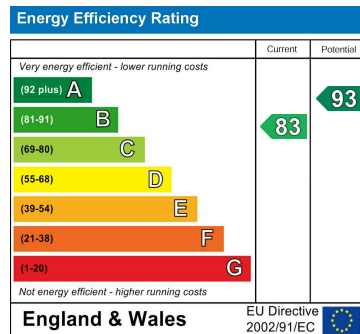
Bathroom

Bedroom 5/ Study

SINGLE



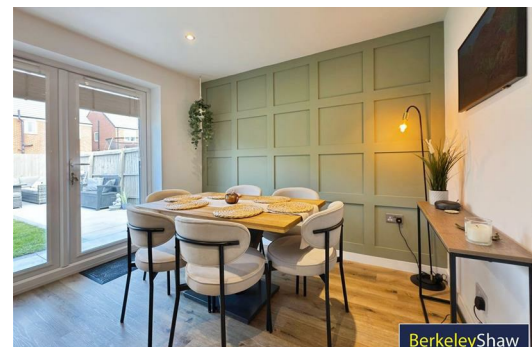
TOTAL FLOOR AREA: 1416 sq.ft. (131.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other work are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The amount, nature and frequency shall have not been tested and no guarantee as to their operating efficiency can be given.
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