



## 4 Lakeside View Great Georges Road, Liverpool, Merseyside L22 5QN Offers Over £275,000

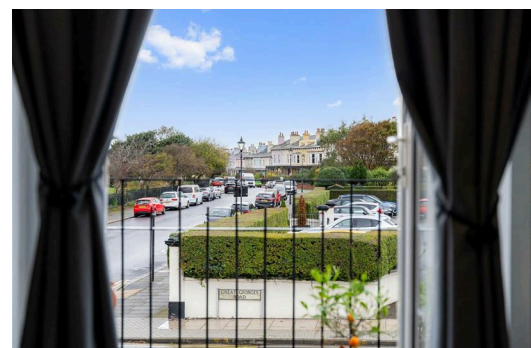
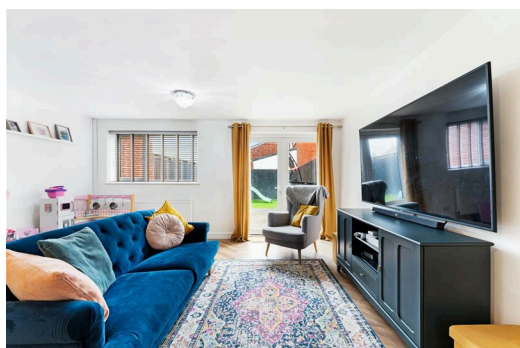
Berkeley Shaw Real Estate are delighted to bring to market this exceptional three-bedroom mews-style residence, perfectly positioned right on Crosby Marine Lake.

Are you searching for a home with beautiful views and a prime location? Then look no further. Overlooking the picturesque waters of Crosby Marine Lake, with Waterloo Gardens, Crosby Beach, and panoramic views stretching towards the Welsh Hills, this stunning property truly captures the essence of coastal living while remaining perfectly connected for everyday convenience.

This beautiful home offers a contemporary and stylish interior, ideal for buyers seeking a property they can move straight into. The accommodation briefly comprises an inviting entrance hallway with WC, a spacious lounge, and a newly fitted kitchen and dining area featuring a range of integrated appliances—perfect for modern family life and entertaining.

To the first floor, there are three well-proportioned double bedrooms, offering excellent flexibility for families or professionals, along with a modern family bathroom. The main bedroom enjoys access to a private balcony, providing the perfect spot to relax and enjoy the tranquil lake views.

Externally, the property benefits from off-road parking to the front, as well as a garage and driveway to the side. The home also features UPVC double glazing and a gas central heating system throughout.



**Front Exterior**

A spacious driveway area to the front of the property, flanked by a low brick wall and fencing. It provides off-road parking and a neat, welcoming approach to the home's entrance.

**Vestibule**

Inviting vestibule with wooden paneling, a composite front door & access through to a WC.

**W.C.**

This WC room is stylishly finished with white metro effect tiles and patterned flooring, creating a modern yet classic look. It contains a modern close-coupled toilet and a contemporary basin, offering a practical and tidy additional washroom on the ground floor.

**Hallway**

A welcoming hallway featuring impressive herringbone laminate flooring & wood paneling, adding a touch of elegance.

**Lounge**

19'8" x 16'0" (5.99 x 4.87)

This bright and spacious lounge and dining area boasts abundant natural light from large windows and patio doors that open to the garden. This contemporary space is ideal for entertaining and further benefits from the newly fitted herringbone flooring.

**Kitchen Diner**

17'2" x 10'7" (5.22 x 3.22)

A contemporary kitchen/diner with a clean and fresh feel, featuring white high-gloss cabinets and dark work surfaces. The kitchen is well-equipped with integrated appliances, including an electric oven, electric hob and an extractor fan, plus space for a washing machine.

**Landing**

A bright landing and airy carpeted landing giving access to all bedrooms & bathroom.

**Bedroom 1**

16'1" x 9'7" (4.89 x 2.91)

The master bedroom is beautifully presented with ample natural light through French doors that open onto a balcony, creating a bright and airy atmosphere.

**Balcony**

Fantastic views across towards the waterfront and The Marine Garden.

**Bedroom 2**

16'6" x 8'5" (5.02 x 2.57)

A bright and airy second double bedroom.

**Bedroom 3**

16'1" x 7'3" (4.90 x 2.21)

This third bedroom is a comfortable space, painted in a calm neutral tone with soft carpets underfoot. Flooded with natural light via a double glazed window and ideal space as an office or guest bedroom.

**Bathroom**

8'6" x 7'1" (2.58 x 2.16)

A well-appointed bathroom featuring a full-sized bath with an overhead shower, tiled in a tasteful mosaic pattern that adds texture and interest. A contemporary white vanity unit with integrated sink

offers storage, complemented by a large mirrored cabinet that enhances light and space. Neutral flooring completes the stylish, practical bathroom.

**Rear Garden**

The rear garden is laid mainly to artificial grass, with a paved patio area ideal for outdoor seating. The space is a manageable and an ideal outdoor area for family life.

**External Garage**

24'3" x 17'9" (7.40 x 5.40)

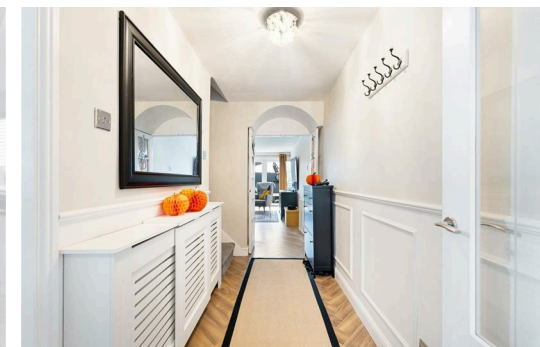
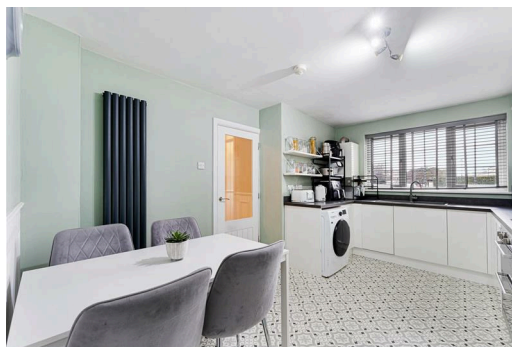
An external garage with a white up-and-over door, providing secure parking or useful storage space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	88
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions on this document. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown here have not been tested and no guarantee is to their operation or efficiency can be given. Made with Metagon 2025



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