



BerkeleyShaw

48 Roseworth Avenue, Liverpool, L9 8HF

Offers Over £350,000

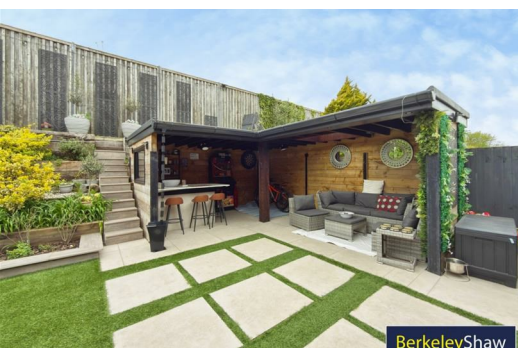
A beautifully presented and much-improved four-bedroom detached home, thoughtfully extended to both the front and rear, offering versatile and spacious accommodation ideal for modern family living.

Upon entry, you are welcomed by an inviting hallway leading to a well-proportioned family room with built-in storage, which could easily be utilised as a fifth bedroom or home office. The property boasts a separate spacious lounge providing flexible reception space, which flows seamlessly through to a stunning open-plan kitchen/living/dining room. This impressive area features a large island with breakfast bar, a stylish Wren kitchen, and ample space for entertaining. A separate utility room with electric sliding door and a convenient downstairs WC complete the ground floor accommodation.

Patio doors open onto a private, landscaped rear garden, designed for both relaxation and entertaining. A standout feature is the bespoke garden room, complete with bar area, games corner, and comfortable seating space, creating the perfect year-round retreat.

Upstairs, the property offers a beautiful family bathroom with full-size bath, overhead shower, and built-in storage. The principal bedroom benefits from its own ensuite shower room and walk-in wardrobe. There is a further generous double bedroom and two well-sized single bedrooms, ideal for children, guests, or home working.

Situated in a highly convenient location, the property provides excellent access to major motorway links, making commuting to Liverpool City Centre straightforward. It is also within easy reach of Aintree Retail Park and



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Hall

Family Room

14'3" x 7'10" (4.36 x 2.40)

Front Lounge

16'3" x 12'2" (4.97 x 3.73)

Rear Lounge Area

10'0" x 8'11" (3.06 x 2.74)

Kitchen/Diner

25'11" x 18'6" (7.90 x 5.65)

Utility

4'7" x 4'7" (1.41 x 1.41)

Electric door sliding door, NEW boiler, door to Downstairs Toilet

Downstairs Toilet

Bedroom 1

15'3" x 13'8" (4.67 x 4.19)

DOUBLE with ensuite shower room plus Walk-in Wardrobe

Ensuite

8'3" x 5'4" (2.53 x 1.64)

Bedroom 2

11'6" x 9'3" (3.52 x 2.83)

DOUBLE

Bedroom 3

11'6" x 6'5" (3.52 x 1.96)

SINGLE

Bedroom 4

7'11" x 7'10" (2.42 x 2.40)

SINGLE

Bathroom

8'3" x 5'6" (2.53 x 1.68)

Garden Room/Bar

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		
EU Directive 2002/91/EC		
England & Wales		

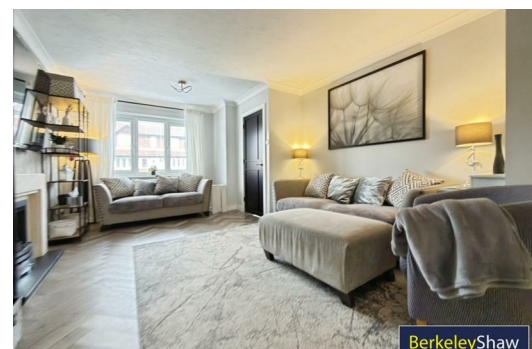
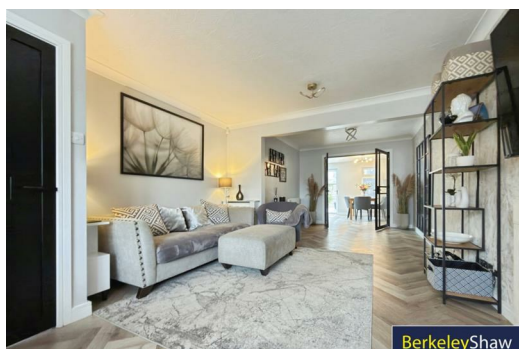
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, spaces and any other items are approximate and no responsibility is taken for any error. Dimensions of rooms shown in this plan are for illustrative purposes only and should be used for rough guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency can be given.
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