BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

21 Leopold Road, Liverpool, L22 6QY

Asking Price £325,000

Situated on the ever popular Leopold Road in the HEART of Brighton-Le-Sands, this attractive semi detached home enjoys an enviable position just moments from the seafront and promenade, ideal for those seeking true COASTAL LIVING. Local shops, cafes, reputable schools and excellent transport links are all within easy reach, making this a thoroughly convenient setting for modern family life.

The property offers well balanced and thoughtfully arranged accommodation. To the ground floor are two generous reception rooms, providing distinct yet versatile spaces for both relaxing and entertaining. To the rear, the house has been extended to create a superb open plan kitchen family room, undoubtedly the HUB OF THE HOME, with ample space for dining and everyday living. This bright and sociable area is perfectly suited to family gatherings and hosting guests alike. A practical Utility & downstairs shower room further enhances the functionality of the ground floor accommodation.

To the first floor, there are three well proportioned bedrooms, offering comfortable space for a growing family, home working or guest accommodation. Each room is sensibly laid out, ensuring flexibility to suit a variety of needs.

Externally, the property benefits from a private rear garden, providing a pleasant and secure outdoor retreat ideal for al fresco dining, children's play or simply unwinding in the warmer months. There is also off road parking for two vehicles to the front, an increasingly valuable feature in this SOUGHT AFTER location.

This is an excellent opportunity to acquire a well located and versatile home in one of the area's most desirable coastal neighbourhoods. Early viewing is strongly advised.

Hall

Front Lounge
15'5" x 11'6" (4.72 x 3.53)

Kitchen/Dining
14'6" x 11'6" (4.42 x 3.52)

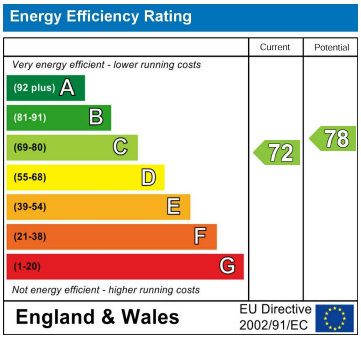
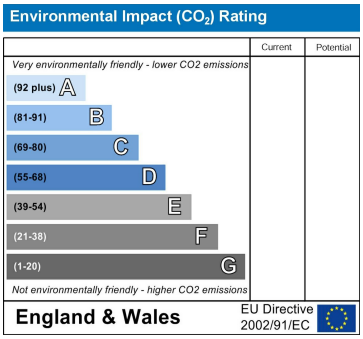
Family Room - Open-Plan
17'3" x 8'8" (5.27 x 2.65)

Utility
5'9" x 5'8" (1.77 x 1.73)

Downstairs Shower Room
7'6" x 5'8" (2.30 x 1.73)

Bedroom 1
15'5" x 10'7" (4.72 x 3.23)

Bedroom 2
14'6" x 10'7" (4.42 x 3.23)

Bedroom 3
8'2" x 6'7" (2.49 x 2.03)

Bathroom
8'7" x 6'7" (2.63 x 2.03)