BerkeleyShaw
REAL ESTATE

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

62 Ennerdale Road, Liverpool, L37 2EA

£485,000

An exceptional extended detached residence, originally designed as a four-bedroom home and now thoughtfully reconfigured to create an outstanding three-bedroom layout with 4th bedroom to the ground floor and stunning principal ensuite bedroom with dressing area.

This beautifully presented property offers spacious and versatile accommodation, finished to a high standard throughout. The home is entered with a 'Rock' composite front door, impressive oak double doors opening into a stunning wide galleried hallway featuring elegant panelled walls and a striking oak and glass staircase. Engineered oak flooring flows seamlessly throughout the ground floor, enhancing the sense of quality and continuity.

To the rear of the property is a superb open-plan kitchen, living and dining space, perfectly designed for modern family life and entertaining. The kitchen is fitted with quality units and a Neff cooker, while a log burner creates a warm and inviting focal point to the living area.

The ground floor also offers a separate front lounge with a bay window overlooking the front aspect, along with a versatile family room or 4th bedroom. A utility room provides additional practicality and leads directly to the garage, which benefits from an electric door. A contemporary downstairs shower room adds convenience, and there is a charming understairs area cleverly converted to provide a cosy space for four-legged family members.

Porch

Hall

Lounge
19'3" x 15'3" (5.87 x 4.66)

Family Room/Bedroom 4
11'6" x 15'3" (3.53 x 4.66)

Kitchen/Living/Dining
13'7" x 10'1" (4.15 x 3.09)

Utility

Downstairs Shower Room
5'10" x 4'8" (1.79 x 1.43)

Bedroom 1 (ensuite)
13'9" x 13'5" (4.21 x 4.10)
DOUBLE

Ensuite
8'0" x 7'2" (2.44 x 2.19)

Dressing Room

Bedroom 2
11'6" x 9'7" (3.53 x 2.93)
DOUBLE

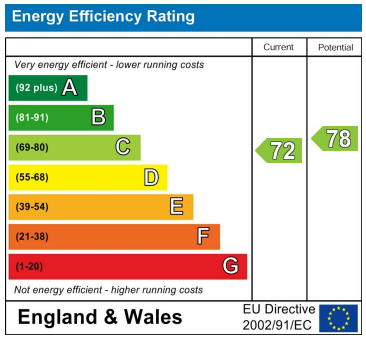
Bedroom 3
11'6" x 9'7" (3.53 x 2.93)
DOUBLE

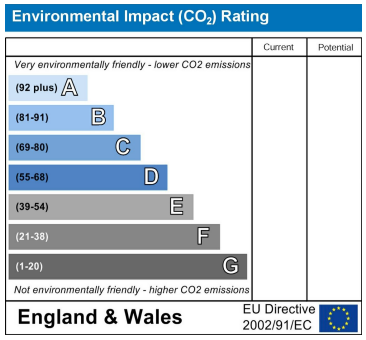
Family Bathroom
10'10" x 5'9" (3.32 x 1.77)

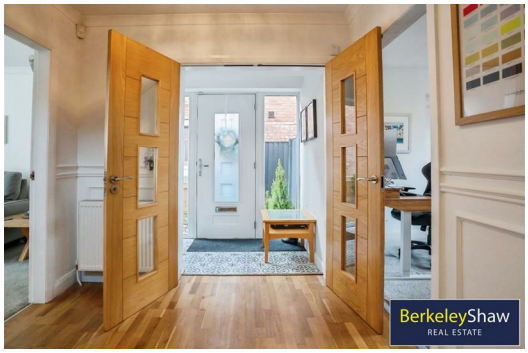
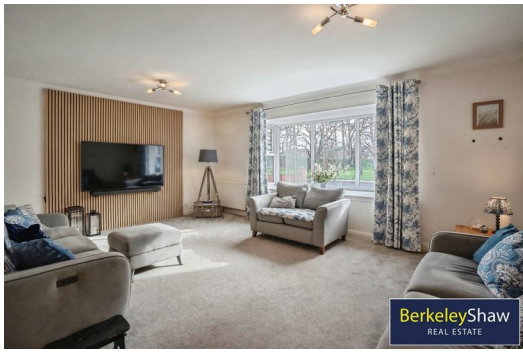
Landing

Integral Garage
12'3" x 7'3" (3.75 x 2.23)

Dining Room
11'6" x 8'11" (3.53 x 2.72)





TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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 ©2026