



BerkeleyShaw
REAL ESTATE

62 Ennerdale Road, Liverpool, L37 2EA

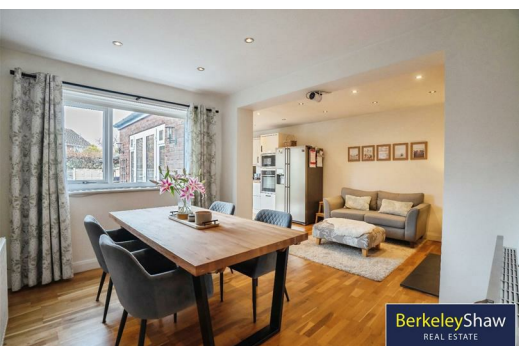
£485,000

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.

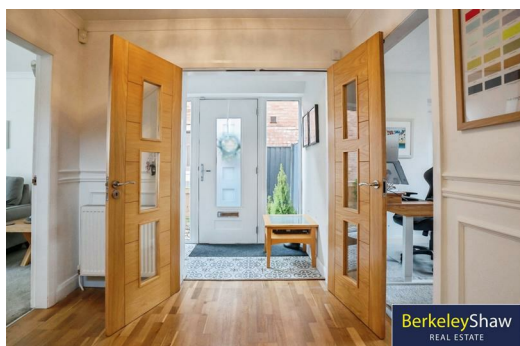
This beautifully presented property offers spacious and versatile accommodation, finished to a high standard throughout. The home is entered with a 'Rock' composite front door, impressive oak double doors opening into a stunning wide galleried hallway featuring elegant panelled walls and a striking oak 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.



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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)

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		
England & Wales	EU Directive 2002/91/EC	

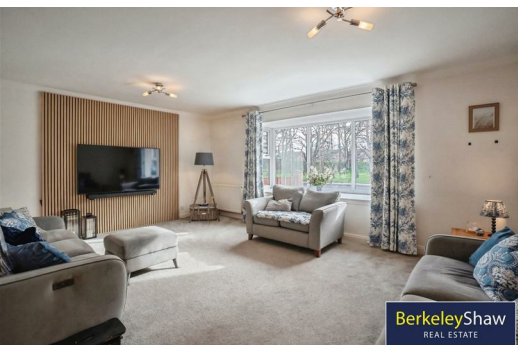
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
992 sq ft (92.2 sq m) approx.

1ST FLOOR
601 sq ft (55.9 sq m) approx.



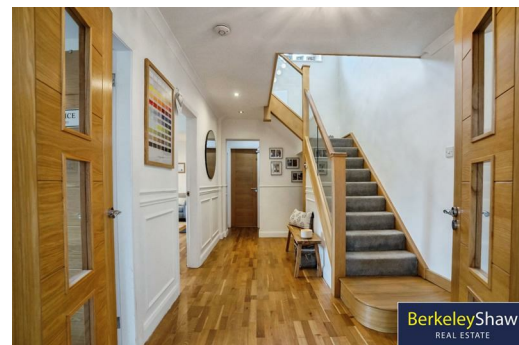
TOTAL FLOOR AREA: 1593 sq ft (148.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.
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