BerkeleyShaw
REAL ESTATE

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

44 Sudbury Road, Liverpool, L22 6QR

Offers Over £290,000

This large and thoughtfully EXTENDED 3 DOUBLE bedroom semi-detached home offers stylish, spacious living arranged over three floors with LOFT EXTENSION and OPEN-PLAN KITCHEN/LIVING/DINING ROOM, perfectly suited to modern family life. Located in a popular area of L22 with the beach just a stones throw away at the end of the road but with a large garden so rare to find in the vicinity.

Beautifully presented throughout, the property opens into a welcoming front lounge featuring a contemporary media wall, creating a cosy yet impressive reception space. To the rear, the home truly comes into its own with a stunning open-plan kitchen, living and dining room designed for both everyday living and entertaining. The kitchen is complemented by a breakfast bar area, while bi-folding doors flood the space with natural light and open directly onto the landscaped rear garden, seamlessly connecting indoors and out. An adjoining utility and laundry room provides practical separation for appliances, keeping the main living space clutter free and quiet.

The rear garden has been carefully landscaped for ease of maintenance and year round enjoyment, featuring an artificial lawn, raised and well stocked flower beds, and a wooden shed for additional storage. It is a generous and private space, ideal for relaxing or hosting family and friends.

To the first floor are two well-proportioned double bedrooms and a stylish family bathroom finished to a high standard. The second floor LOFT EXTENSION delivers an impressive principal bedroom suite, complete with a JULIET BALCONY, VELUX windows allowing for excellent natural light, and a modern ENSUITE shower room.

Situated in a highly sought after area close to the beach, independent shops and restaurants, this exceptional home combines generous living space with a prime coastal setting, offering a superb lifestyle opportunity.

Hall

Lounge
16'2" x 11'6" (4.95 x 3.53)

Kitchen
14'7" x 8'4" (4.45 x 2.55)

Dining/Living Space
14'7" x 8'4" (4.45 x 2.56)

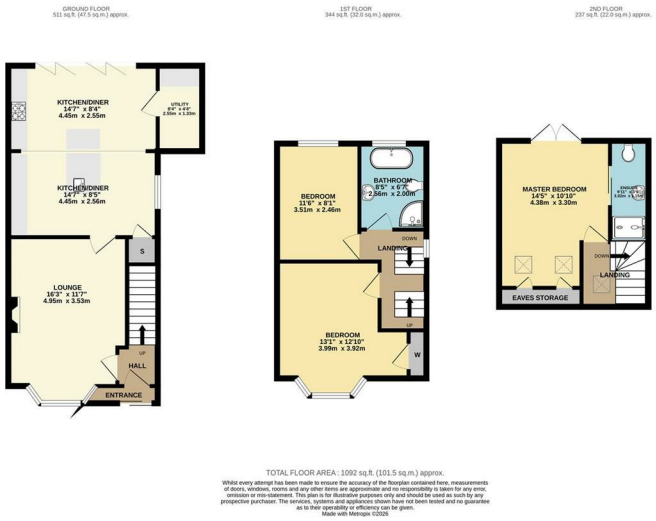
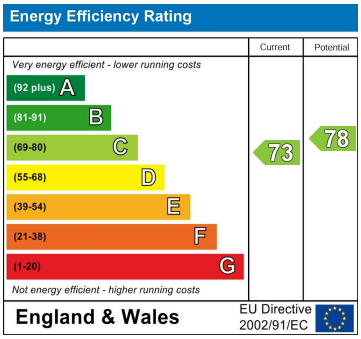
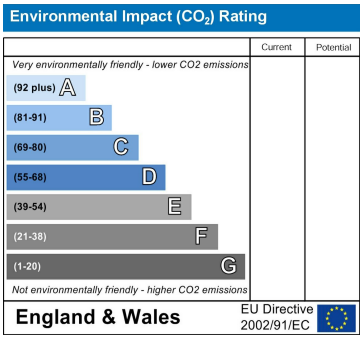
Utility/Laundry
8'4" x 4'4" (2.55 x 1.33)

Landing

Bathroom
8'4" x 6'6" (2.56 x 2.00)

Bedroom 1 - Second Floor
14'4" x 10'9" (4.38 x 3.30)
DOUBLE

Ensuite to Bedroom 1
9'10" x 3'9" (3.02 x 1.15)

Bedroom 2
13'1" x 12'10" (3.99 x 3.92)
DOUBLE

Bedroom 3
11'6" x 8'0" (3.51 x 2.46)
DOUBLE