BerkeleyShaw
REAL ESTATE

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



44 Sherwood Road, Liverpool, L23 7UF

Offers In Excess Of £400,000

Berkeley Shaw Real Estate present a spacious and beautifully maintained semi-detached house, perfectly positioned in a sought after location with excellent public transport links and nearby schools—an ideal family home.

This neutrally decorated property boasts four well-proportioned bedrooms, offering versatile accommodation to suit modern family needs. The master bedroom provides a peaceful retreat, complemented by a further double and single bedroom on the upper floors. The fourth bedroom, situated in the converted attic, benefits from an ensuite WC, making it ideal as a guest suite or a private office space.

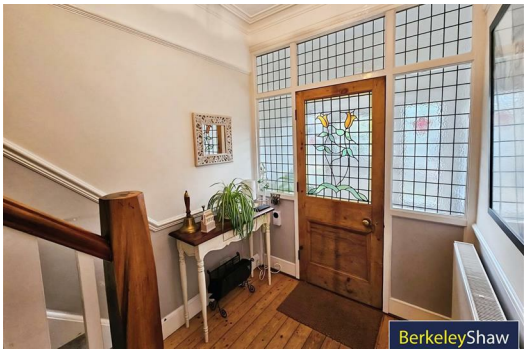
The ground floor comprises two reception rooms, with the main living area designed in an open-plan layout, creating an inviting space for entertaining or relaxing with family. Large windows flood the room with natural light and offer delightful views over the established rear garden. The modern kitchen features attractive wood countertops and enjoys an airy atmosphere, with ample natural light and direct access to the garden—perfect for al fresco dining or watching children play.

The contemporary family bathroom includes a stylish heated towel rail for added comfort.

Outside the property offers the convenience of a private driveway. This is a wonderful opportunity to secure a family home in a desirable community environment with easy access to local amenities.

An early viewing is highly recommended to fully appreciate the quality and features of this superb home.







Porch

Hallway

Living Room
12'10" x 11'11" (3.93 x 3.64)

Dining Room
15'11" x 11'5" (4.875 x 3.495)

WC
2'6" x 5'3" (0.78 x 1.61)

Kitchen
24'11" x 6'10" (7.62 x 2.09)

Bedroom One
15'0" x 11'4" (4.58 x 3.46)

Bedroom Two
13'10" x 11'5" (4.22 x 3.48)

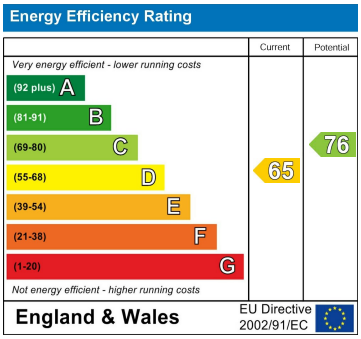
Bedroom Three
8'10" x 6'11" (2.7 x 2.12)

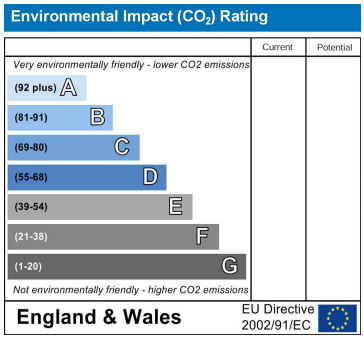
Bathroom
6'9" x 6'10" (2.072 x 2.097)

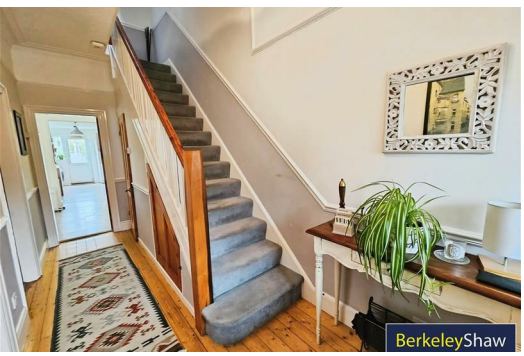
Attic Room
15'11" x 11'4" (4.873 x 3.47)

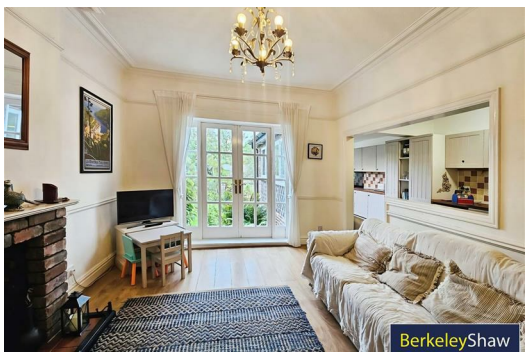
Ensuite WC
5'4" x 2'5" (1.64 x 0.74)













2022 PROPERTY AGENCY OF THE YEAR YM LIVERPOOL

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