



## 21 Stapleton Road, Liverpool, Merseyside L37 2YN

Asking Price £525,000

Located in a highly sought-after position close to Formby BEACH, RANGE HIGH SCHOOL and ST LUKES PRIMARY School, this beautifully extended and spacious 4 DOUBLE bedroom family home offers versatile accommodation ideal for modern family living. With excellent schools within easy walking distance, the morning SCHOOL RUN becomes a simple stroll.

The property is approached via a generous driveway providing off-road parking for up to 3 vehicles. Internally, the accommodation is thoughtfully designed and beautifully presented throughout. A separate front lounge provides a cosy yet stylish retreat, complete with a high-specification MEDIA WALL unit, contemporary electric FEATURE FIREPLACE and elegant PLANTATION SHUTTERS.

To the rear, the heart of the home is an open-plan kitchen flowing into the dining and family living area, creating a fantastic space for entertaining and everyday life. A separate utility adds valuable practicality and storage. Patio doors open onto the sunny SOUTH-FACING rear garden, allowing light to flood the space and creating a wonderful connection between indoors and out.

The rear GARDEN is a real highlight, enjoying a desirable south-facing aspect with lawn and patio seating areas, perfect for family gatherings, summer dining and children's play. Importantly, the garden is NOT OVERLOOKED, offering an excellent degree of privacy.

A converted garage provides superb additional accommodation and is currently used as a home office/gym. With a downstairs shower room, this versatile space could equally serve as a fifth bedroom, making it ideal for



**Hallway**  
17 x 6 (5.18m x 1.83m)

**Office/Gym**  
8'2 x 16'10 (2.49m x 5.13m)

**Living Room**  
21'2 x 10'10 (6.45m x 3.30m)

**Downstairs Bathroom**  
8'8 x 5'9 (2.64m x 1.75m)

**Utility**  
8'9 x 11'1 (2.67m x 3.38m)

**Kitchen**  
39'4"36'1" x 45'11"3'3" (12'11 x 14'1)

**Lounge/Dining Area**  
9'2 x 22'2 (2.79m x 6.76m)

**Bedroom 1**  
11'08 x 10'8 (3.56m x 3.25m)  
DOUBLE

**Bedroom 2**  
36'1"6'6" x 36'1"32'9" (11'2 x 11'10)  
DOUBLE

**Bedroom 3**  
11'3 x 8'11 (3.43m x 2.72m)  
DOUBLE

**Bedroom 4**  
32'9"19'8" x 39'4"16'4" (10'6 x 12'5)  
DOUBLE

**Family Bathroom**  
5'5 x 9' (1.65m x 2.74m)

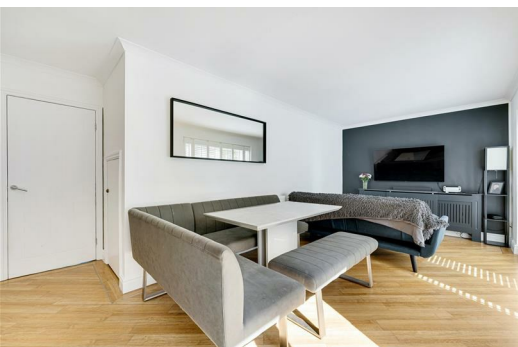
**Landing**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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