



BerkeleyShaw

37 Elvington Road, Liverpool, L38 9AN

Asking Price £450,000

NO ONWARD CHAIN

This impressive detached family home has been extensively extended and reconfigured to create generous, contemporary living space finished to a high standard throughout. The heart of the property is the striking rear extension, delivering a truly show-stopping open-plan kitchen, living and dining area, designed for both everyday family life and entertaining. The living space is complemented by a stylish media wall, adding a strong focal point to the room.

The first floor has been thoughtfully redesigned, transforming the original four bedrooms into three spacious double bedrooms, each offering excellent proportions. Serving these rooms is an exceptional family bathroom, featuring a large double shower and an eye-catching free-standing bath, creating a spa-like feel.

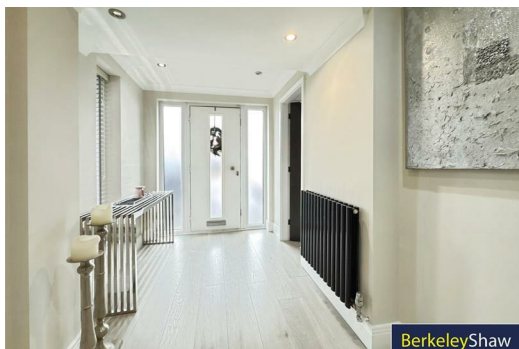
On the ground floor, the former garage has been converted to provide a fourth double bedroom, currently used as a study and family room, offering flexibility for home working, guests or annex for multigenerational living. A generous downstairs WC is located off the hallway, and the property benefits from a boiler installed approximately two years ago.

Externally, the west facing rear garden has been landscaped to include a patio area ideal for outdoor dining and a well-maintained lawn. To the front, the property offers driveway parking for up to four vehicles.

The location is a particular highlight, with Hightown Coastal Path just a short walk away, leading to Crosby Beach and Antony Gormley's iconic Iron Men. Local favourites such as Crosby Coffee are within easy reach, along with Hightown train station, providing direct rail links to both Liverpool and Southport.



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Hall

Lounge

17'4" x 15'1" (5.30 x 4.60)

Bedroom 4/ Study

16'0" x 9'2" (4.90 x 2.80)

Downstairs WC

8'2" x 5'6" (2.50 x 1.70)

Kitchen breakfast room

20'0" x 14'5" (6.1 x 4.40)

Dining Area

11'1" x 10'9" (3.40 x 3.30)

Bedroom 1

14'9" x 9'10" (4.50 x 3.0)

Bedroom 2

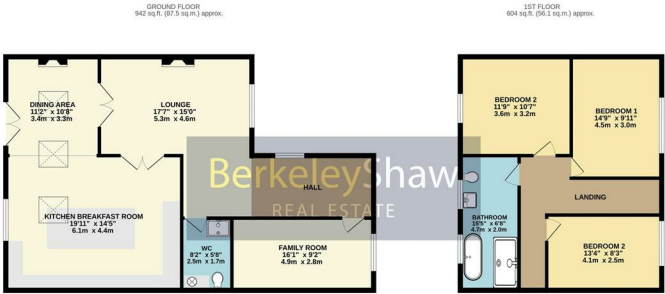
11'9" x 10'5" (3.60 x 3.20)

Bedroom 3

13'5" x 8'2" (4.10 x 2.50)

Bathroom

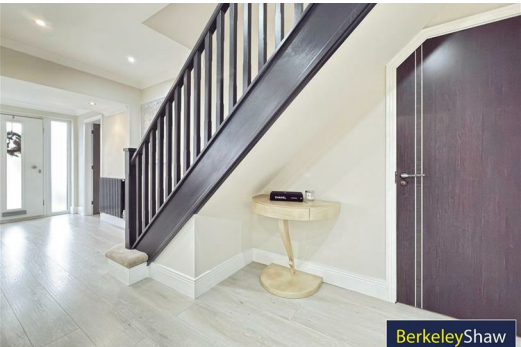
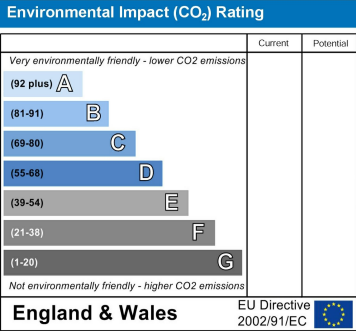
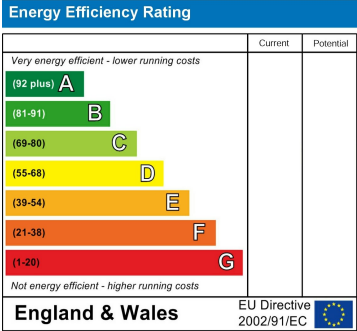
15'5" x 6'6" (4.70 x 2.0)



TOTAL FLOOR AREA: 1546 sq ft (143.6 sq m) approx.

While every attempt has been made to ensure the accuracy of the Berkeleys contained here, measurements of floors, windows, rooms etc. are given as approximate and not guaranteed. It is for your information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency for the year.

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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

