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55 Brooke Road West, Liverpool, L22 2BE

Offers Over £290,000

Situated in a highly desirable location, just a short stroll from Crosby Beach and an excellent selection of independent shops, cafés, and restaurants, this beautifully extended four-bedroom mid-terrace home offers spacious and versatile accommodation arranged over three floors. There is a sunny rear garden with grass lawn and handy brick built store for gardening equipment/bikes etc.

Upon entering, you are welcomed by an impressive hallway featuring stunning original coloured leaded glass, setting the tone for the character and charm found throughout the property. The front lounge has a feature fireplace with attractive tiled surround and large bay window. The dining room also feature a focal fireplace and patio doors onto the sunny patio area and garden beyond.

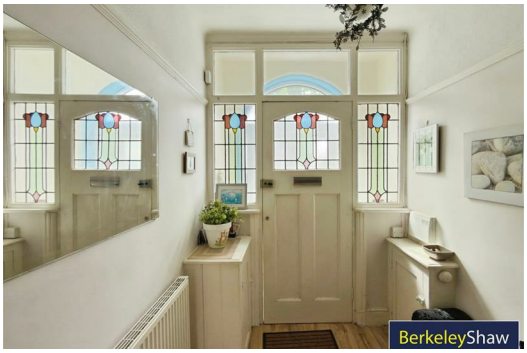
The heart of the home is the well-appointed kitchen, which benefits from a unique and flexible elm breakfast bar, creating the perfect space for casual dining, socialising, and entertaining guests.

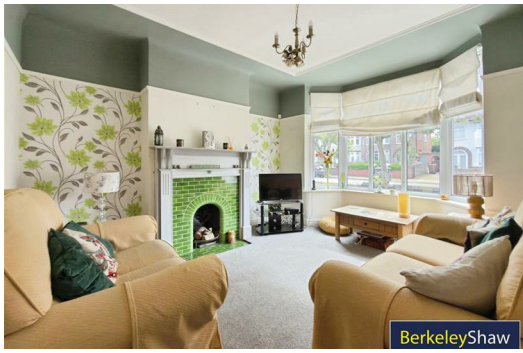
To the first floor, the principal bedroom is flooded with natural light from a large bay window, creating a bright and airy retreat. To the rear is an equally spacious second double bedroom, complete with an attractive black feature fireplace. A third bedroom, ideal as a child's room, home office or nursery, completes the first-floor accommodation.

Stairs rise to the second floor where a superb loft conversion provides a further double bedroom with Velux window and useful eaves storage, offering excellent flexibility for growing families or visiting guests.

Combining period character with practical modern living, this attractive freehold property occupies a sought-after position close to the seafront and local amenities, making it an exceptional opportunity for a wide range of buyers.







Hall

Lounge
15'3" x 12'3" (4.67 x 3.75)

Dining
12'9" x 11'5" (3.89 x 3.50)

Kitchen
14'10" x 7'10" (4.54 x 2.40)

Bedroom 1
15'3" x 11'5" (4.67 x 3.50)
DOUBLE

Bedroom 2
12'8" x 11'5" (3.88 x 3.50)
DOUBLE

Bedroom 3
6'9" x 6'10" (2.07 x 2.09)
SINGLE

Bathroom
8'3" x 6'10" (2.53 x 2.09)

Bedroom 4
18'3" x 10'9" (5.58 x 3.29)
DOUBLE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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