



**BerkeleyShaw**

## 69 Myers Road East, Liverpool, Merseyside L23 0QX

Asking Price £325,000

A spacious and EXTENDED four-bedroom semi-detached family home with LOFT CONVERSION, three reception rooms, two bathrooms, generous rear GARDEN and excellent POTENTIAL for further extension and enhancement (subject to the necessary consents). Ideally situated within walking distance of highly regarded local SCHOOLS.

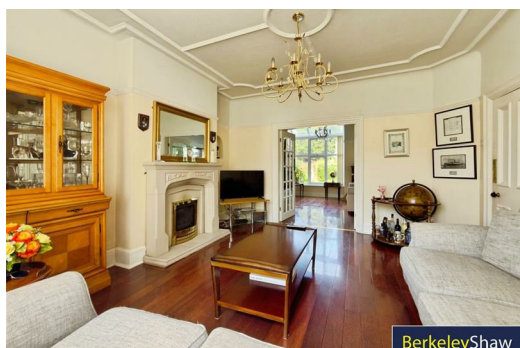
This attractive family home offers versatile and well-proportioned accommodation arranged over THREE FLOORS. The property is entered via a welcoming entrance hall which leads to a bright and spacious front lounge, featuring a large BAY WINDOW that floods the room with natural light. French-style doors open through to a comfortable family room, creating an ideal space for both everyday living and entertaining. An inner hall leads to a separate dining room, which benefits from an open archways into the kitchen, providing a sociable layout well suited to modern family life.

To the first floor are two generous double bedrooms, both enjoying HIGH CEILINGS and ample natural light, together with a third single bedroom, ideal as a nursery, child's bedroom or home office. The accommodation is complemented by a separate shower room and family bathroom, offering excellent practicality for growing families.

A staircase rises to the converted loft, where the fourth bedroom provides a versatile and spacious retreat. This room benefits from a dormer window, Velux roof window, fitted VANITY AREA PLUS SINK, and useful eaves STORAGE.



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# Hall

## Lounge

14'0" x 13'10" (4.28 x 4.22)

## Family Room

14'1" x 12'0" (4.31 x 3.66)

## Dining Room

13'9" x 10'5" (4.21 x 3.18)

## Kitchen

10'5" x 8'4" (3.18 x 2.55)

## Bedroom 1

14'0" x 12'0" (4.28 x 3.66)

DOUBLE with large rounded bay window to the front aspect

## Bedroom 2

12'4" x 12'0" (3.78 x 3.66)

DOUBLE to the rear aspect

## Bedroom 3

9'0" x 7'0" (2.76 x 2.14)

SINGLE to the front aspect

## Shower Room & WC

6'3" x 6'0" (1.93 x 1.85)

## Bathroom

10'5" x 9'1" (3.18 x 2.79)

## Bedroom 4 - (2nd Floor)

19'0" x 14'6" (5.80 x 4.42)

DOUBLE Converted Loft space with dormer to the rear aspect with vanity area and sink, eaves storage, Velux window to front and window to rear garden



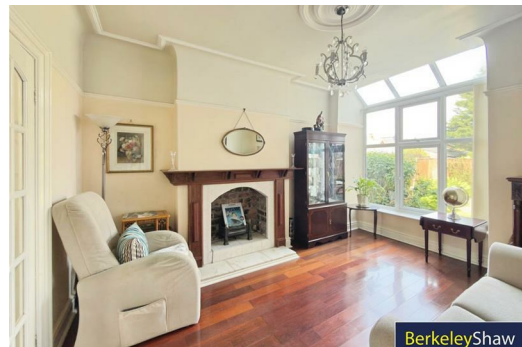
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, screen and any other items are approximate and to be taken as a guide only. Prospective purchasers should verify all measurements and specifications in person. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metrepx ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	77
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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