



**BerkeleyShaw**

## 16 Thornbeck Avenue, Liverpool, L38 9EY

### Offers Over £475,000

Substantially EXTENDED and thoughtfully remodelled in 2020, this impressive FOUR-BEDROOM DETACHED FAMILY HOME occupies a highly sought-after location, just a short stroll from HIGHTOWN'S BEAUTIFUL SANDY BEACH, train station and village shops. Offering generous and versatile accommodation throughout, the property is perfectly suited to modern family life, including MULTI-GENERATIONAL LIVING.

The former garage has been expertly converted to create a spacious FOURTH DOUBLE BEDROOM complete with a contemporary EN-SUITE SHOWER ROOM, providing an ideal space for visiting relatives, older children or independent family members.

At the heart of the home is a stunning OPEN-PLAN KITCHEN & DINING ROOM, designed for both everyday living and entertaining. Flooded with natural light, this superb space features BI-FOLDING DOORS opening onto the SOUTH-FACING REAR GARDEN, seamlessly connecting indoors with out. The garden has been landscaped with MULTIPLE PATIO AREAS, a well-maintained lawn, mature planting and an impressive SUMMERHOUSE WITH ELECTRIC, offering endless possibilities as a home bar, garden office or the perfect teenage retreat.

To the front of the property, the DUAL-ASPECT LOUNGE provides a warm and welcoming space, complete with a feature LOG-BURNING STOVE, making it the perfect place to relax during the colder months. A separate FAMILY ROOM offers flexible living space, while a UTILITY ROOM and DOWNSTAIRS WC add practicality.



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Hall

Living Room

16'0" x 11'5" (4.90 x 3.50)

Kitchen/Diner

17'4" x 14'9" (5.30 x 4.50)

Family Room

11'9" x 11'1" (3.60 x 3.40)

Downstairs WC

Bedroom 1 - Ground Floor

12'9" x 7'10" (3.90 x 2.40)

Ensuite Shower Room - Ground Floor

Bedroom 2

11'5" x 10'2" (3.50 x 3.10)

Bedroom 3

11'5" x 8'6" (3.50 x 2.60)

Bedroom 4

8'6" x 7'6" (2.60 x 2.30)

Bathroom

WC

Summerhouse



TOTAL FLOOR AREA: 1329sq.ft. (123.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler 12/2020

| 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                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 70 77     |

| 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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

