



BerkeleyShaw

8 Myers Road West, Liverpool, L23 0RU

£475,000

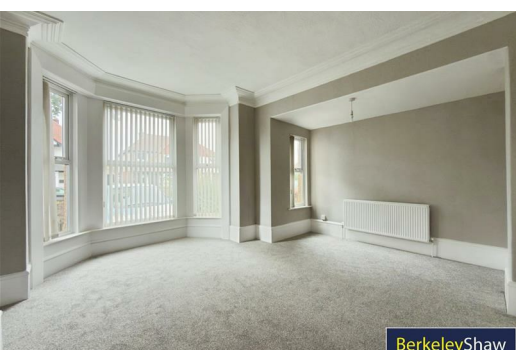
A RARE OPPORTUNITY – STUNNING EXTENDED FIVE-BEDROOM SEMI-DETACHED FAMILY HOME

Offered to the market with NO ONWARD CHAIN, this beautifully renovated and substantially extended FIVE-BEDROOM SEMI-DETACHED family home presents a rare opportunity to acquire an exceptional property that has been finished to a high standard throughout and is ready for immediate occupation.

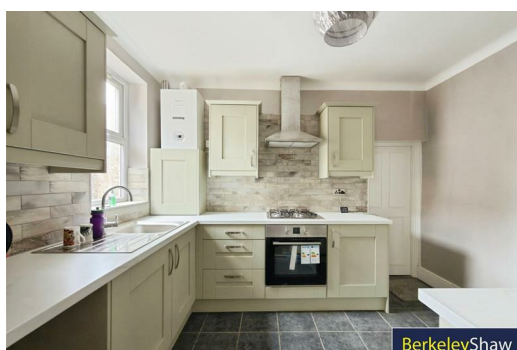
Set across THREE SPACIOUS FLOORS, the property has undergone an extensive programme of refurbishment, including a BRAND NEW KITCHEN (2026), NEW FAMILY BATHROOM (2026), NEW CARPETS, FRESHLY PAINTED THROUGHOUT, and benefits from a NEW ROOF (2024), providing complete peace of mind for the next owners. The property also comes complete with a GAS SAFETY CERTIFICATE and EICR (ELECTRICAL INSTALLATION CONDITION REPORT) making it an ideal move-in-ready family home.

The ground floor offers two impressive reception rooms opened up into one, providing versatile spaces for both relaxing and entertaining, alongside a superb open-plan dining kitchen, perfect for modern family living. A separate utility room adds everyday practicality, while a dedicated office provides an excellent work-from-home space and could equally be utilised as a home gym, playroom, hobby room or additional storage area.

To the upper floors are FIVE WELL-PROPORTIONED BEDROOMS & Nursery or walk-in wardrobe, offering flexible accommodation for growing families, visiting guests or those requiring additional home office space. The



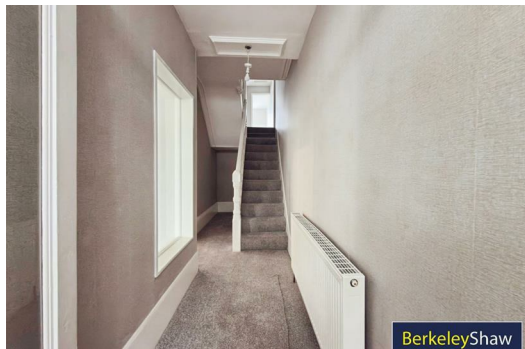
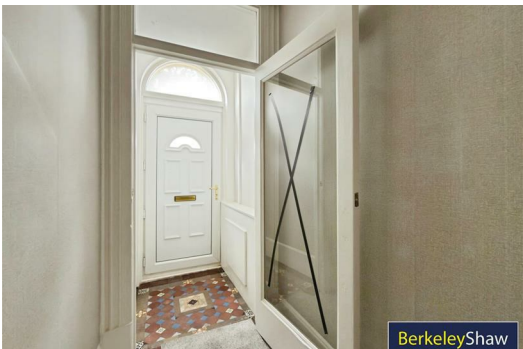
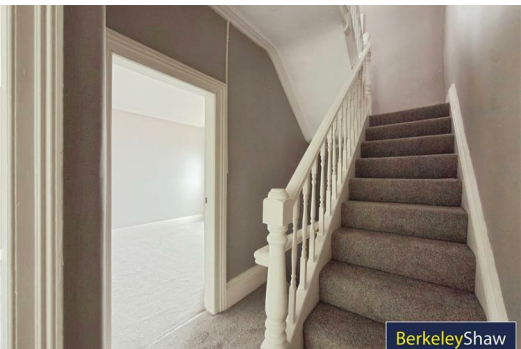
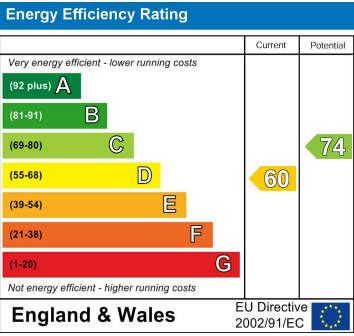
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