



BerkeleyShaw

8 Myers Road West, Liverpool, L23 0RU

Asking Price £450,000

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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Porch/Vestibule

Living Room

12'9" x 15'5" (3.90 x 4.71)

Dining Room

12'9" x 13'9" (3.91 x 4.21)

Breakfast Room

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

Kitchen

8'2" x 11'1" (2.49 x 3.40)

Utility

8'6" x 15'8" (2.60 x 4.79)

Bedroom 1

12'9" x 12'5" (3.90 x 3.81)

Walk-In Wardrobe/Nursery

9'2" x 4'3" (2.81 x 1.31)

Bedroom 2

12'1" x 11'1" (3.70 x 3.39)

Bedroom 3

12'9" x 11'1" (3.91 x 3.40)

Bathroom

8'2" x 7'6" (2.50 x 2.30)

Bedroom 4 - 2nd Floor

12'5" x 12'5" (3.80 x 3.81)

Walk-in Wardrobe/Office - 2nd Floor

9'2" x 4'3" (2.81 x 1.31)

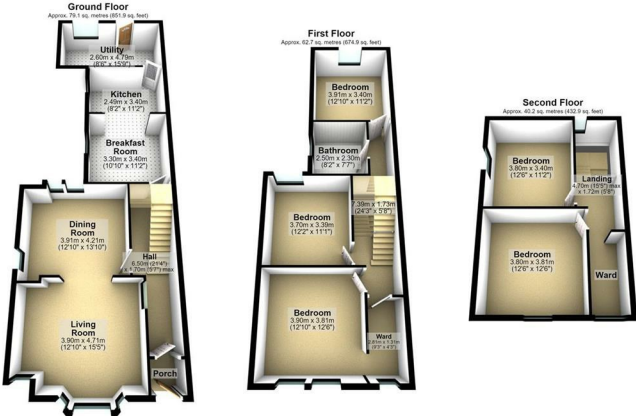
Bedroom 5 - 2nd Floor

12'5" x 11'1" (3.80 x 3.40)

Office - External Access

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		
	60	74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 182.1 sq. metres (1959.6 sq. feet)
*Rooms are approximate
Plans produced using PlotJax
8 Myers Road West, Liverpool



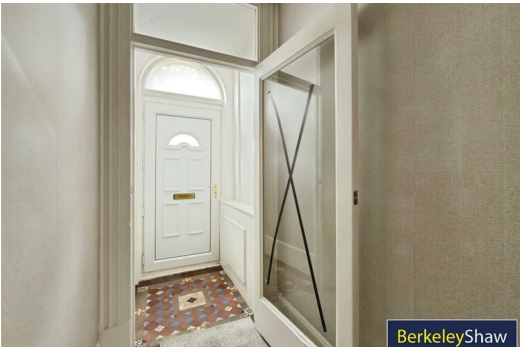
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