



**BerkeleyShaw**

## 29 Bellair Avenue, Liverpool, L23 9SN

**£330,000**

An impressive EXTENDED FOUR BEDROOM family home, offering generous accommodation across three floors, a superb OPEN PLAN KITCHEN, LIVING AND DINING SPACE and a dormer loft conversion with an EN-SUITE shower room. Well maintained throughout, with a large family-friendly garden, substantial garage and driveway parking for two cars, this home enjoys a sought-after location close to Forefield Lane and Chesterfield schools, together with Moorside Park.

The separate front lounge provides a welcoming retreat, with a living flame gas fire creating a comfortable setting for quieter evenings. To the rear, the enviable open plan kitchen, living and dining room forms the heart of the home, offering ample space for the whole family to cook, eat and relax together. A breakfast island provides a sociable focal point, while the generous layout is equally suited to entertaining friends and hosting family gatherings. A separate utility room and downstairs WC add everyday practicality.

On the first floor are two spacious double bedrooms and a single bedroom, served by the family bathroom. The dormer loft conversion creates a further double bedroom on the second floor, complete with its own en-suite shower room, providing an ideal principal bedroom or guest suite.

Outside, the large rear garden offers plenty of room for children to play, outdoor dining and enjoying time together. The substantial garage provides excellent storage or useful space for hobbies, while the driveway accommodates two cars.

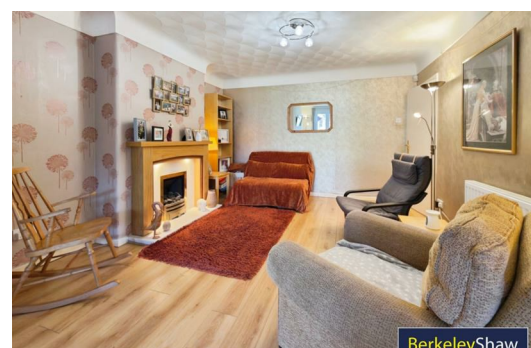
With well-proportioned rooms, versatile living space and a boiler installed in 2023, this is a superb opportunity for families seeking a well-maintained home close to popular schools and local green space.



**BerkeleyShaw**



**BerkeleyShaw**



**BerkeleyShaw**

Hall

Lounge

12'8" x 12'7" (3.87 x 3.84)

Downstairs WC

Family Room

12'11" x 12'7" (3.94 x 3.84)

Kitchen/Dining

18'8" x 13'11" (5.71 x 4.25)

Utility Room

Bedroom 1

12'11" x 12'7" (3.94 x 3.84)

DOUBLE

Bedroom 2

12'8" x 12'7" (3.87 x 3.84)

DOUBLE

Bedroom 3

7'11" x 6'1" (2.43 x 1.87)

SINGLE

Bathroom

Bedroom 4- 2nd Floor

16'0" x 11'4" (4.90 x 3.46)

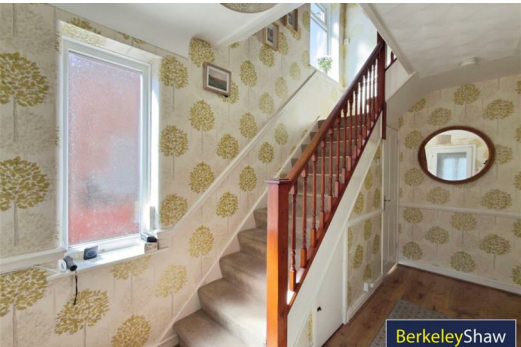
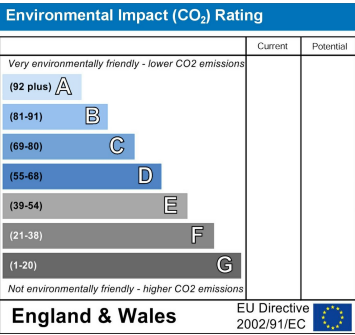
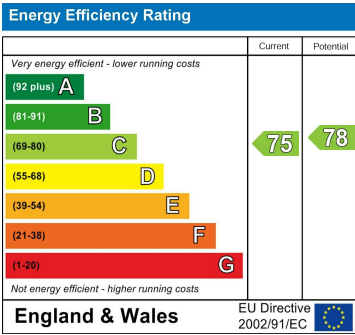
DOUBLE

Ensuite - 2nd Floor

Store



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee is given as to their suitability or efficiency for use in the property.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

