



## 33 Ronald Road, Liverpool, L22 3XU

### Offers Over £495,000

If you are searching for a spacious family home bursting with fantastic features, this could be the home for you!

Berkeley Shaw Real Estate is privileged to bring to the sales market this spacious five-bedroom semi-detached home located on Ronald Road L22. The property offers spacious accommodation throughout and has been well maintained by the current owners. The surrounding area is popular among buyers given the fantastic variety of amenities available. If you are a commuter needing access to Liverpool City Centre or Southport, the area has a strong transport infrastructure via both road & rail. The area boasts fantastic schools making this perfect for families. There is also a wide variety of shops, restaurants, cafes and bars.

Set out across three floors, the accommodation briefly comprises; feature porch, spacious entrance hall with cloaks cupboard and understairs WC. From here, you access to impressive bay fronted sitting room with feature-stained glass window and feature fireplace. To the rear of the home is a living room with an open aspect through to the spacious conservatory. This space is currently utilised as a dining room and is perfect for entertaining with double doors out to the rear garden. Completing the ground floor layout is a stunning breakfast kitchen boasting a breakfast bar, quartz work tops and a range of integrated appliances including coffee machine & a wine cooler! Rising to the first floor, the bright and airy landing with feature-stained glass window, gives access to four bedrooms, the master has an en-suite shower room and a modern four-piece bathroom. The upper floor provides an additional spacious bedroom with en-suite shower room. Externally, the property boasts a block paved driveway with parking for several vehicles, mature borders, laid to lawn and garage with utility area. To the rear is a spacious rear garden with patio areas and laid to lawn.

Viewing is essential to appreciate this fantastic





## Porch

Open aspect porch with tiled floor.

## Entrance hall

Radiator, cloaks cupboard, stairs to first floor, lead lined stained glass window

## Sitting room

Lead lined double glazed windows to front elevation, ceiling rose, coving, feature fireplace & radiator.

## Living room

2 x radiator with coverings, feature fire with tiled surround, ceiling rose, picture rail & double doors to conservatory.

## Conservatory

Timber frame conservatory, double glazed windows, 'French' style doors to garden, tiled floor & 2 x radiators.

## Kitchen

Range of wall & base units, UPVC 'French' style double glazed windows, induction hob, double electric oven, integrated microwave, integrated coffee machine, wine cooler, integrated dishwasher, tiled floor, tiled splash back, integrated washing machine, extractor hood, breakfast bar & stainless steel sink with drainer.

## WC

WC, basin, tiled floor, tiled walls & towel radiator.

## Landing

Feature stained glass window & stairs to upper floor.

## Bedroom 1

Double glazed windows to bay, fitted wardrobes, radiator, picture rail, ceiling rose, coving & walk in wardrobe.

## En-suite

WC, basin, tiled floor, tiled wall, laminate floor & shower unit with electric shower.

## Bedroom 2

Radiator, double glazed window, fitted wardrobe, coving & picture rail.

## Bedroom 3

Lead lined double glazed window & radiator.

## Bedroom 4

Laminate floor, timber frame double glazed window, radiator & cupboard housing combi boiler.

## Bathroom

Double glazed window, tiled floor, tiled wall, bath, WC, basin, towel radiator, spotlights & corner shower unit.

## Upper landing

Access to bedroom 5.

## Bedroom 5

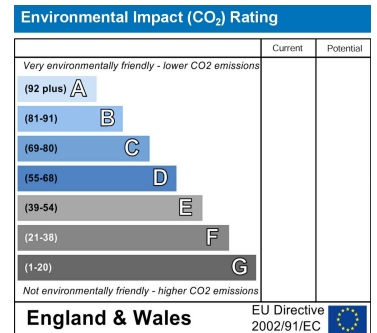
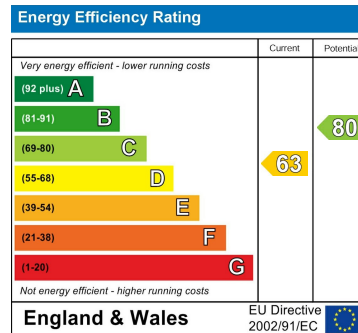
2 x double glazed windows, laminated floor, radiator & vaulted ceiling.

## En-suite

Corner shower, WC, basin, laminate floor, extractor fan & tiled walls.

## Externally

Walled and gated front garden with block paved driveway, laid to lawn, mature borders & access to the garage. Rear garden with 2 x patio areas, laid to lawn & mature borders.



While every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, elevation, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and specifications shown here are not intended to be guaranteed. See the full particulars of this property in the brochure.  
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