



## 11 St. Stephens Road, Liverpool, Merseyside L38 0BL

£450,000

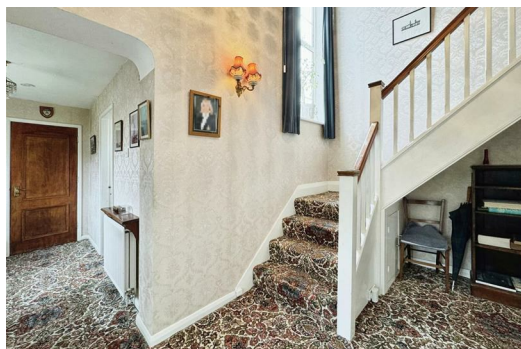
Are you searching for an ideal family home just a short walk away from the beach?

Berkeley Shaw Real Estate is privileged to offer for sale this stunning extended four-bedroom detached home with additional annex. Situated on St. Stephens Road in the heart of Hightown, this property is ideal for a variety of purchasers. Hightown has recently been featured in 'The Times' due to the desirability of this fantastic village. Hightown offers a strong transport infrastructure via both road and rail making this an ideal buy for commuters. The area also offers a village shop, restaurant/pub, doctors and access to one of the most beautiful coastlines in the country.

Laid out across two floors, the accommodation briefly comprises; porch, entrance hall, impressive dining room flooded with natural light via the bay window and features impressive parquet flooring. To the rear of the property is a spacious living room with views out across the garden and a generous kitchen diner ideal for eating as a family. Complete the ground floor layout is a WC. Rising to the first floor, the landing provides access to three double bedrooms, one with en-suite bathroom & a further family bathroom. To the side of the property is a double garage with stair access to an annex which has been utilised as a further bedroom. Externally, the property boasts a front garden with driveway parking and a sunny aspect rear garden with laid to lawn, mature borders and patio area.

Viewing is essential to appreciate the fantastic potential on offer!

Leasehold: 925 years Ground rent: £6.15 per annum Council tax band: E



## Porch

UPVC door doors & tiled floor.

## Hallway

2 x radiators, 2 x double glazed windows, access to garage, stairs to first floor & understairs storage.

## Dining room

14'10" x 16'6" (4.54 x 5.04)

Parquet flooring, double glazed windows to bay & radiator.

## Living room

12'9" x 20'0" (3.9 x 6.1)

Extended living room with 3 x double glazed windows, radiator, gas fire & UPVC 'French' style doors to garden.

## Kitchen diner

8'9" x 26'10" (2.68 x 8.19)

Range of wall & base units, 2 x double glazed windows, UPVC door to side elevation, UPVC 'French' style doors to garden,, extractor hood, double oven, gas hob, stainless steel sink, quartz work top, radiator, space for washing machine, tumble dryer & dishwasher.

## WC

WC, basin, double glazed window & radiator.

## Landing

Loft access & linen cupboard.

## Bedroom 1

14'9" x 15'8" (4.51 x 4.79)

Double glazed window, basin & radiator.

## Bedroom 2

8'11" x 16'11" (2.72 x 5.16)

Double glazed window, radiator, fitted wardrobe & dressing table.

## Bedroom 3

12'9" x 17'1" (3.91 x 5.23)

2 x double glazed windows, fitted wardrobe & radiator.

## En-suite

12'9" x 17'1" (3.91 x 5.23)

Tiled floor, tiled walls, corner shower, double glazed window, bath, WC, basin & radiator.

## Bathroom

6'2" x 8'10" (1.9 x 2.71)

WC, basin, bath, 2 x double glazed windows & radiator.

## Garage

19'4" x 21'7" (5.9 x 6.59)

Electric up & over garage door, single glazed window, double glazed window & staircase to annex.

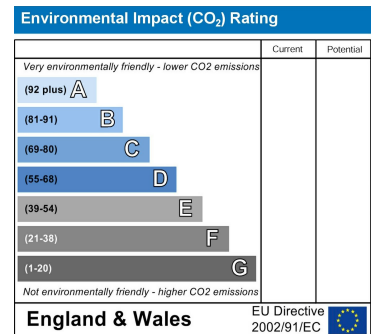
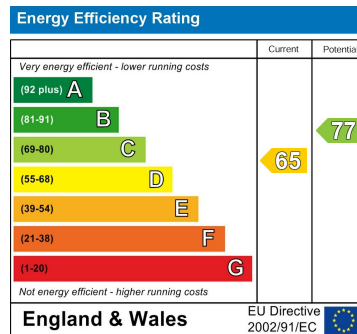
## Annex

8'5" (15'1" into eaves) x 17'9" (2.57 (4.60 into eaves) x 5.43)

2 x double glazed sky lights, single glazed circular window, radiator, fitted wardrobe & basin.

## Externally

Front garden with driveway parking & mature borders. Spacious rear garden with patio area, laid to lawn, garden shed & mature borders.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms, etc. are given as approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, equipment and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency for the given.



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