



111 Manor Road, Liverpool, L23 7UT

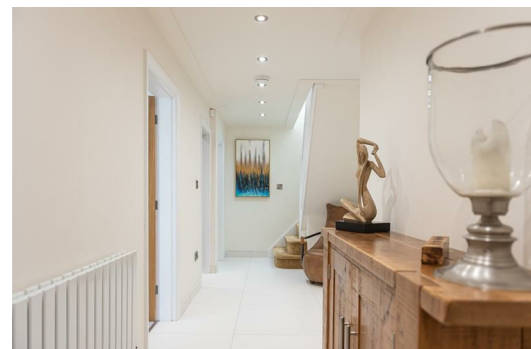
£650,000

Check out the stunning open-plan kitchen diner/family room on this four-bedroom detached home. with NO ONWARD CHAIN.

Berkeley Shaw Real Estate is privileged to offer for sale this stunning home situated on Manor Road L23. The property is in one of the most in demand areas in the Merseyside region given the abundance of local amenities. The area boasts a variety of local schools adding to the desirability for families. Crosby offers a wide range of shops, restaurants, cafes & bars. The property is also ideal for commuters given the strong transport infrastructure via both road & rail.

Accessed via a spacious, gated front garden with driveway parking for several vehicles, the accommodation briefly comprises; inviting entrance hall with porcelain tiled flooring & modern WC. From here, you access the opulent open plan kitchen diner/family room which is flooded with natural light via a roof lantern & beautifully finished with granite work tops, centre island with breakfast bar & a range of integrated appliances. This is a fantastic space for entertaining or simply relaxing as a family. Completing the ground floor layout is a well-presented living room with 'French' doors out to the rear garden, three further double bedrooms, one of which is currently utilised as a study and the main guest bedroom is finished with impressive en-suite shower room. Rising to the upper floor, you are greeted by the master suite, boasting a luxurious four-piece en-suite bathroom and fitted wardrobes.

Externally, the property has a spacious south-facing rear garden with laid to lawn, mature borders & several patio areas, perfect for enjoying the summer sunshine or outdoor entertaining. The property further boasts a



Entrance hall

Porcelain tiled floor, radiator, spotlights & stairs to upper floor.

Ground floor WC

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

Kitchen diner/ family room

UPVC double glazed French doors & windows to rear aspect, glass roof lantern, porcelain tiled flooring, radiator, TV point, central island with breakfast bar, granite worktops, range of contemporary wall and base units including integrated dishwasher, fridge/freezer, Induction hob, sink and drainer unit, double electric oven & vertical radiator.

Living room

UPVC 'French' style doors to garden, radiator, double glazed windows, porcelain tiled floor & radiator.

Bedroom 1

2 x double glazed window, radiator, spotlights & access to the en-suite.

En-suite shower room

WC, basin, double glazed window, chrome corner shower, towel radiator, spotlights, porcelain tiled floor & walls.

Bedroom 2

Radiator, 2 x double glazed windows, radiator, tiled floor & spotlights.

Bedroom 3

UPVC double glazed window, tiled floor & radiator.

Master bedroom

2 x Velux windows to rear aspect, spotlights, radiator & fitted wardrobes.

En-suite bathroom

Stunning four-piece bathroom- Velux window to rear aspect, porcelain tiled floor, low level WC, hand basin, walk in shower, free standing bath with hand shower, towel rail & extractor fan.

Garage

Up & over door, electrical supply, Worcester combi boiler & door to side access.

Front garden

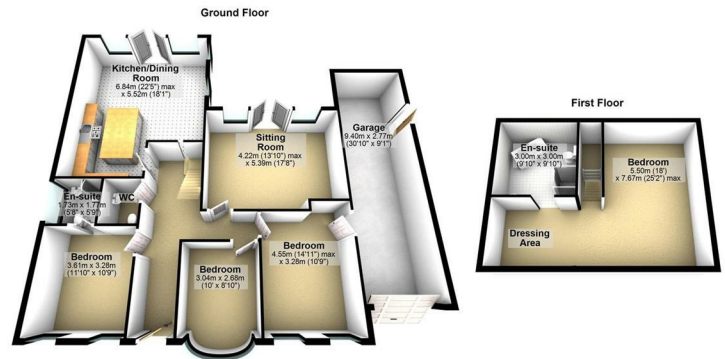
Gated pebbled front garden with off street parking for several vehicles.

Rear Garden

South facing rear garden with private aspect. Laid to lawn, mature borders & patio areas.

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		
	66	81
EU Directive 2002/91/EC		
England & Wales		

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		
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. Floor produced using PlanIt.



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