



BerkeleyShaw

8a Myers Road West, Crosby, Merseyside L23 0RU

Offers Over £750,000

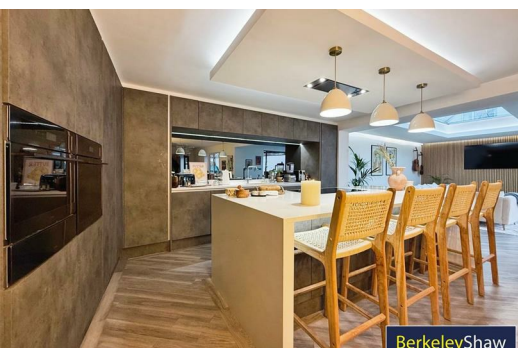
This stunning, unique detached house on Myers Road West known as 'Inglewood Farm' is located on a PRIVATE electric gated plot with secure parking for multiple vehicles and safe family garden. Built on the site of an historic dairy of reclaimed brick in 2020, the property boasts a contemporary design that is both stylish and functional, making it an ideal 'FOREVER HOME'

The house features four well-proportioned DOUBLE bedrooms, ensuring that there is plenty of room for everyone. Each bedroom benefits from high ceilings with natural light flooding from the windows and additional ceiling Velux windows creating a bright and airy feel. Additionally, the property includes three modern bathrooms, an En-suite Master bedroom, family bathroom and downstairs WC offering convenience and privacy for the whole family.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and inviting atmosphere, perfect for entertaining family gatherings or quiet evenings in.

For those with vehicles, the property provides PARKING for up to three cars, a valuable asset in this sought-after location. The surrounding area is known for its friendly community and excellent amenities in walking distance, including schools, parks, CROSBY BEACH and local shops, making it an ideal place to settle down.

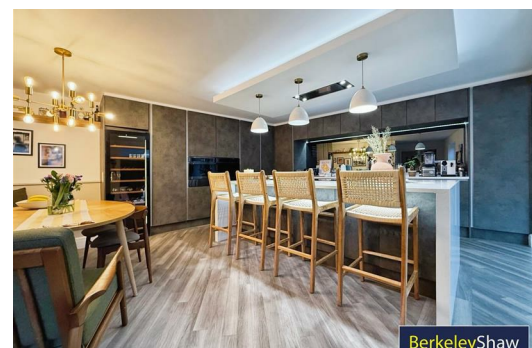
This detached house on Myers Road West is a remarkable opportunity for anyone seeking a modern, spacious family home in Crosby. With its contemporary high-spec features and prime location, it is sure to attract interest from discerning buyers.



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Porch

4'11" x 2'7" (1.5 x 0.8)

Grey Composite door with 2 x frosted glass double glazed windows either side, Grey wood effect Amtico flooring, alarm keypad, wooden double doors with 4 inset glazed panels in each opening in to Reception One.

Lounge/Family Room

22'3" x 16'8" (6.8 x 5.1)

Two double glazed windows, Grey wood effect Amtico flooring, with show stopping open stair case made of Ash with LED lighting, under floor heating, wooden double doors with 4 glazed panes through to kitchen diner and utility. Handy built in storage area and media style units.

Utility Room

6'10" x 5'6" (2.1 x 1.7)

Grey wood effect Amtico flooring, fitted base units, single drainer sink with chrome mixer taps, mirrored splash back, virgin connection, Gas boiler and panelled radiator. into toilet

Down Stairs W.C.

4'7" x 1'11" (1.4 x 0.6)

Grey wood effect amtico flooring, tiled walls low level w.c.

Kitchen/Living/Dining

25'11" x 17'8" (7.9 x 5.4)

Simply stunning bespoke kitchen, with Quartz worktops and mirrored glass splash back feature. A range of fitted wall to ceiling kitchen units with storage island with stand out focal lights above and wireless phone charger. Quartz worktops, mirrored glass splash back behind sink, 5 ring Induction hob, double eye-level integrated electric oven and microwave & warming drawer. Built-in dishwasher, full height fridge and separate full height freezer. Airforce ceiling extractor fan, stainless steel sink with Instant hot/boiling water tap. Open in to entertaining space with decorative rustic wood shelving and Kinetic Light Fixed storage bench seating area ideal for all the family to dine together. Grey wood effect Amtico flooring with underfloor heating, Double glazed windows and tri-folding doors to create an open inside/outside patio space in summer. Large ceiling double glazed lantern with electric black out blinds.

Landing

8'6" x 2'7" (2.6 x 0.8)

Open Ash wooded staircase with Glass paneling to ground floor, carpet to landing and 2 column double radiators. All doors to first floor are new white fire doors.

Bedroom 1

20'4" x 11'9" (6.2 x 3.6)

A room with a coastal style of wood panelling and bespoke design built in wardrobes and drawers. Double glazed window, double glazed Velux window to ceiling with electric black out blind, black column radiator, inset tv area to wall with connection points, fitted carpet. Door to En-suite shower room. Loft Access hatch.

Ensuite Wet Room

7'6" x 3'7" (2.3 x 1.1)

Double glazed window and sky light, tiled floor to ceiling, walk in shower with rainfall shower head, chrome ladder towel radiator, low level w.c. and wash basin with mixer tap.

Bedroom 2

7'6" x 11'1" (2.3 x 3.4)

Double glazed window, double glazed Velux window to ceiling with electric black out blind, black column radiator, carpet, spot lights.

Bedroom 3

9'10" x 12'9" (3.0 x 3.9)

Double glazed window, double glazed Velux window to ceiling with electric black out blind, black column radiator, carpet

Bedroom 4

13'1" x 12'9" (4.0 x 3.9)

Double glazed window, double glazed Velux window to ceiling with electric black out blind, black column radiator, carpet. Bespoke built-in wardrobe.

Family Bathroom

7'6" x 7'10" (2.3 x 2.4)

Tiled floor to ceiling, Bath with tiled panel and storage area, rainfall shower head and mixer taps, fixed glass shower screen, chrome ladder towel radiator, low level w.c. with chrome wall flush, dish shaped feature sink with mixer tap. Mirror with light surround.

Outside

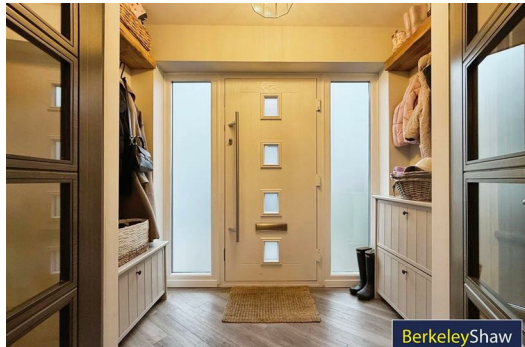
Paved patio area with mains gas outdoor fire, artificial grass and exterior lighting. Hard wired CCTV. Electric wrought iron gates with intercom system.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 FLOOR AREA: 2023 sq ft (187.9 sq m.) approx.
We have every effort to have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Approved by Berkeley (12/2023)



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