



## 20 Cavendish Road, Liverpool, L23 6XB

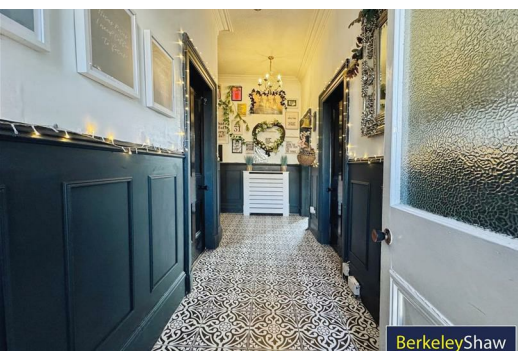
**£450,000**

Are you searching for a spacious, character-filled family home on Cavendish Road?

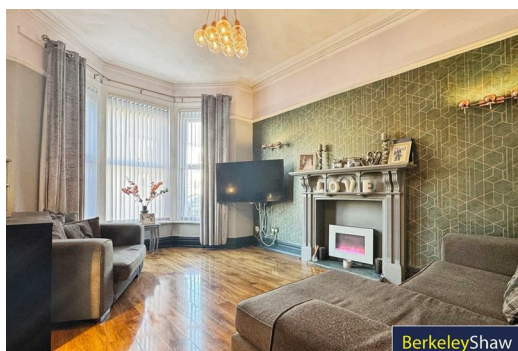
Berkeley Shaw Real Estate is delighted to bring to the sales market this impressive four-bedroom double-fronted semi-detached property, ideally positioned in a highly sought-after area celebrated for its excellent transport links and outstanding local schools—perfect for family living. The location also offers an abundance of lifestyle amenities, including popular local coffee shops, restaurants, and independent eateries. Crosby Beach is easily accessible, offering a beautiful coastal escape just moments from your doorstep.

Set over three generous floors, the accommodation briefly comprises: a welcoming vestibule leading into a spacious entrance hall, a bay-fronted living room, a sitting room, and a bright, well-proportioned dining room with an open aspect through to the modern fitted kitchen. This superb kitchen/dining space provides an excellent area for entertaining, ideal for family mealtimes, gatherings, and social occasions. A convenient ground floor WC completes the layout.

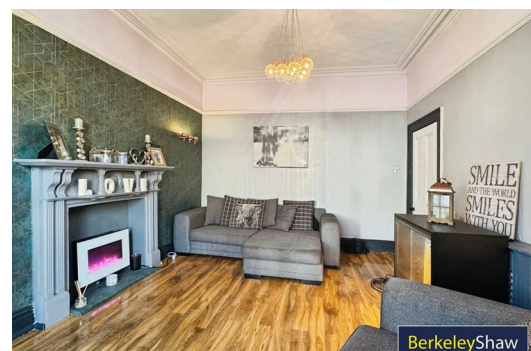
To the first floor, you will find three double bedrooms, including a master bedroom that benefits from a useful adjoining storage room with outstanding potential for conversion into an en-suite. A spacious family bathroom and separate WC are also located on this level.



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## Front Exterior

Spacious double fronted semi-detached property with off street parking for several vehicles.

## Vestibule

## Hallway

The hallway presents a stylish entrance with patterned floor tiles and two-tone wall panelling, creating a welcoming first impression.

## Living room

16'1" x 12'5" (4.91m x 3.78m)

This reception room features a charming bay window allowing natural light to fill the room, with laminate flooring and a decorative fireplace providing a focal point. The walls are tastefully finished, complementing the room's welcoming atmosphere, ideal for relaxing or entertaining in comfort.

## Sitting Room

14'6" x 11'11" (4.42m x 3.64m)

A spacious reception room characterised by its large windows that invite ample daylight, enhancing the warm and cosy feel. This room offers a versatile space perfect for family gatherings or quiet evenings by the fireplace.

## Dining Room

13'7" x 11'11" (4.15m x 3.64m)

The dining room is a bright and airy space with high ceilings and French doors that open onto the garden, bringing in plenty of natural light. The floor is tiled in a light finish, creating a fresh and open feel. This room offers an ideal setting for family meals or entertaining guests.

## Kitchen

17'7" x 8'5" (5.35m x 2.56m)

This kitchen is beautifully appointed with sleek cabinetry in a soft grey tone paired with contrasting copper handles. The contemporary design is complemented by a tiled floor and a large window that looks out onto the garden, filling the room with natural light. Integrated appliances, including a gas hob and double oven, provide functionality while a breakfast bar offers a casual dining spot.

## WC

The ground floor cloakroom is neatly presented with a modern white suite comprising a toilet and basin. It benefits from a window providing natural ventilation and light, with simple decor and tiled flooring ensuring ease of maintenance.

## Split level landing

## Bathroom

The bathroom is generously proportioned with a classic white suite including a bathtub with an overhead shower, basin and storage cupboards. A window allows natural light.

## WC

This separate WC on the first floor is finished in a light neutral scheme with a toilet and basin, alongside a window that brings in natural light.

## Bedroom 1

14'6" x 11'11" (4.42m x 3.64m)

One of the spacious bedrooms on the first floor, this room benefits from high ceilings and natural light from a large window. The decor is neutral with a charming brick-effect feature wall, wooden flooring and ample space for furnishings, offering a restful retreat.

## Bedroom 2

14'4" x 12'0" (4.38m x 3.67m)

This bedroom also enjoys generous proportions with a large window and laminate flooring.

## Bedroom 3

13'9" x 11'11" (4.15m x 3.64m)

A further bedroom double bedroom offerings views of the garden with a large double glazing window.

## Bedroom 4

17'3" x 7'7" (5.25m x 2.30m)

The top floor bedroom is a further double bedroom flooded with natural light via two double glazed windows.

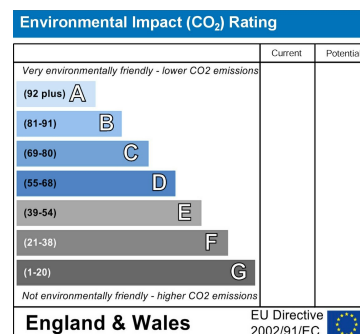
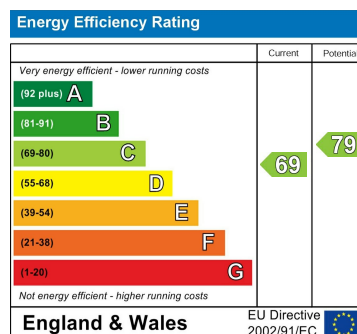
## Loft Room

27'0" x 9'8" (8.23m x 2.95m)

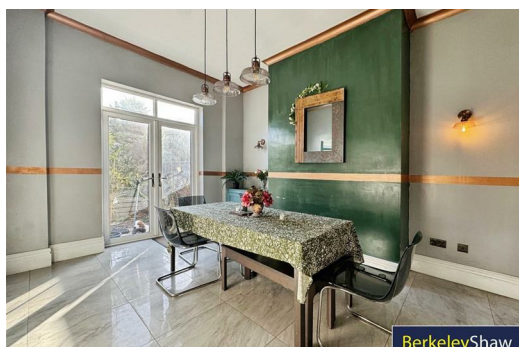
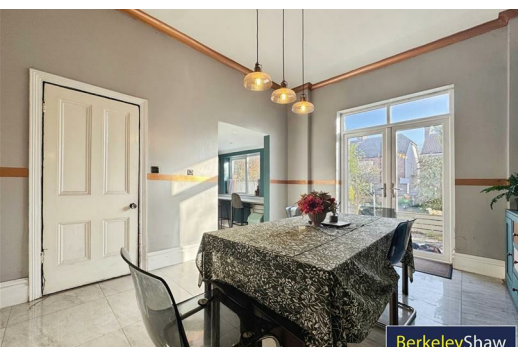
The loft room on the second floor is a spacious and versatile area with two windows letting in natural light. It offers potential for use as a playroom, additional bedroom, or home office, benefiting from its generous size and privacy.

## Rear Garden

The rear garden combines patio and lawn areas, providing an attractive outdoor space with established shrubs and planting. There is ample room for outdoor seating and dining, making it perfect for relaxing or entertaining in a private setting.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans for the floorplans are provided for information only and should be used as a guide only. prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Plans valid February 2022



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