



**BerkeleyShaw**

## 9 Woodleigh Close, Liverpool, L31 4LB

### Asking Price £340,000

**\*\*A Delightful Three Bedroom Detached Family Home with Superb Entertaining Garden & Versatile Garage Space\*\* NO CHAIN**

Offered to the market is this charming three-bedroom detached residence, built in 1984, nestled in a sought-after residential area. Boasting a detached garage with power, lighting and ethernet, the space lends itself perfectly to use as a workshop, home office or potential conversion, offering fantastic flexibility for modern lifestyles.

The property's rear garden is a true outdoor haven — thoughtfully designed for entertaining, it features a wooden pergola complete with TV point and ethernet, an outdoor fire table, dedicated BBQ area, and a low-maintenance artificial lawn, creating an inviting space to enjoy year-round. To the front is a long driveway with parking for several vehicles and EV Charging Point 7.2kw.

Internally, the home impresses with a spacious dual-aspect lounge, bathed in natural light and centred around a gas real-flame fireplace. There is also a family room, ideal as a cosy snug or a dedicated home office. The kitchen has been finished to a high standard, offering granite-effect worktops, Neff integrated appliances, and flows seamlessly into the conservatory, currently utilised as a dining area with patio doors opening directly onto the garden.

Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom is a generous double with fitted wardrobes to maximise the space. The third, a comfortable single



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## Hall

Composite front door through to welcoming hallway with Amtico flooring, access to lounge, family room, kitchen and downstairs WC.

## Lounge

20'2" x 10'8" (6.15 x 3.27)

Dual aspect room flooded with light from front bay window and rear patio doors opening onto conservatory currently utilised as a formal dining room. Gas real flame fire ideal for the colder winter evenings.

## Family Room

10'0" x 9'4" (3.06 x 2.86)

A flexible space used currently as a family/play room. this could be a snug or home office.

## Kitchen/Diner

16'9" x 9'2" (5.12 x 2.81)

A large stylish kitchen with a range of base and high level fitted kitchen units, granite effect worktops and 'Neff' integrated appliances. Ceiling spot-lights, under counter and floor lighting. 5 ring gas hob and over extractor hob. Double Steam and fan ovens, warming drawer & microwave. Tiled flooring and splashbacks. Open through to conservatory. Patio doors through to garden.

## Conservatory

17'0" x 8'2" (5.20 x 2.49)

A spacious and bright conservatory currently used as a formal dining space which is open from kitchen and has patio doors onto garden ensuring they flow seamlessly

## Garage

16'8" x 9'0" (5.09 x 2.76)

Large detached garage with pitched roof, up and over door to driveway. Side door for garden access. Power, Ethernet, Lighting - a versatile room which could be used or converted to office/work shop or gym. Rafter storage beams.

## Landing

Galleried style landing with Oak staircase and window to rear aspect.

## Bedroom 1

12'2" x 9'2" (3.73 x 2.81)

DOUBLE - Air conditioning unit for both cool and heat settings. Fitted wardrobes & Drawers, LVT flooring, window to front aspect. Access to en-suite shower room.

## Ensuite

6'7" x 3'3" (2.03 x 1.0)

Shower cubicle and storage sink with electric mirror and heated towel rail, integrated extractor fan.

## Bedroom 2

9'11" x 9'6" (3.04 x 2.90)

DOUBLE - Fitted wardrobes, wood effect laminate flooring, window to the front aspect.

## Bedroom 3

8'8" x 8'2" (2.66 x 2.49)

SINGLE - Fitted wardrobes, Wood effect Laminate flooring. Window to front aspect.

## Family Bathroom

9'9" x 5'4" (2.98 x 1.63)

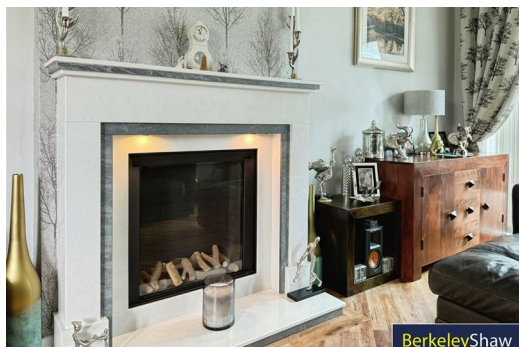
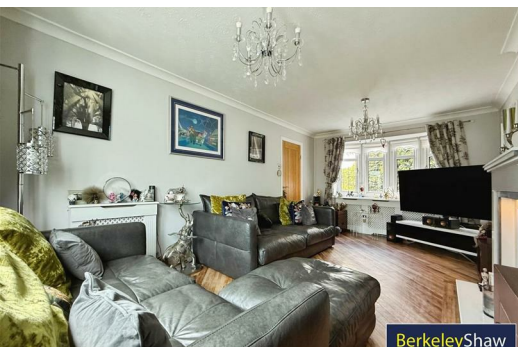
A neutral space with tiled walls and floors, full-size panel bath, pedestal sink and WC.

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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



While every effort has been made to ensure the accuracy of the information contained herein, measurement of floors, windows, rooms and any other items 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 a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or efficiency for the given date with the exception of the services shown.



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