



11 Ennismore Road, Liverpool, L23 7UG

Offers Over £500,000

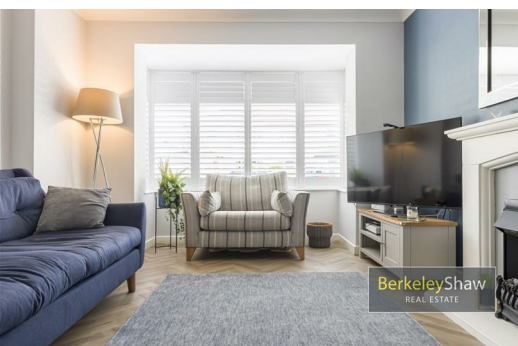
Ennismore Road, L23 – Stunning Turn-Key Family Home in a Sought-After Location

Welcome to this beautifully presented four-bedroom detached family home on the ever-popular Ennismore Road, L23. Recently updated to a high standard, this property is truly turn-key ready, offering modern finishes throughout including a newly fitted kitchen and stylish LVT herringbone flooring across the ground floor.

Situated in a highly desirable location, residents will enjoy the convenience of Crosby Village just a short stroll away, access to outstanding schools for all age ranges, and excellent transport links into Liverpool City Centre, making this an ideal home for families and commuters alike.

Step inside via the welcoming porch into a spacious entrance hall, complete with a handy WC. The ground floor boasts a bright and generously sized living room, a separate dining room leading through to a versatile conservatory – currently utilised as a playroom – with French doors opening onto the rear garden. At the heart of the home lies the newly fitted kitchen, offering a sleek range of integrated appliances, ample storage, and a contemporary finish.

The first floor provides a spacious landing with two storage cupboards, giving access to four well-proportioned bedrooms and a stylish modern three-piece family bathroom.



Porch

Providing access through to the hallway.

Hallway

A welcoming hallway featuring light wood flooring, a radiator with a decorative cover, and access to the living room, kitchen, and stairs to the first floor. Natural light flows in from the frosted front door window, creating an inviting entrance.

Living Room

17'1" x 10'6" (5.2m x 3.2m)

A spacious living room characterised by a large bay window with white shutters that allow in plenty of natural light. The room is finished with a blue accent wall behind a classic fireplace with a stone surround and mantel, complemented by light wood floors and neutral furnishings, creating a cosy and stylish atmosphere.

Kitchen

13'7" x 8'6" (4.1m x 2.6m)

A modern kitchen fitted with light grey cabinetry and a marble-effect work surface, extending to include integrated appliances such as an oven and microwave. A large window above the sink looks out to the garden, filling the room with natural light. The room also benefits from a practical door leading outside and a stylish herringbone patterned floor that continues through the adjacent dining room.

Dining Room

10'7" x 10'6" (3.2m x 3.2m)

A dining room adjoining the kitchen, featuring the same decorative herringbone flooring and neutral walls, allowing for flexible furniture arrangement. The room enjoys plenty of natural light and has direct access to a conservatory, extending the living space into the garden.

Conservatory

8'0" x 7'7" (2.5m x 2.3m)

A bright conservatory with large windows on three sides, offering views and access to the rear garden. This versatile space is ideal for enjoying natural light throughout the day and can be used as a quiet seating area and is currently utilised as a children's play area.

Landing

The first-floor landing provides access to all bedrooms, the bathroom, loft access and includes two storage cupboards for added convenience. The area is neutrally decorated and carpeted, offering a calm transition between rooms with light from a double glazed window to the side elevation.

Bedroom 1

13'3" x 10'7" (4.0m x 3.2m)

A master bedroom offering a calm retreat with soft carpeting and a feature wall in muted blue behind a large upholstered bed. The room benefits from a window fitted with white shutters that flood the space with natural light and complement the neutral, soothing décor.

Bedroom 2

11'11" x 10'6" (3.6m x 3.2m)

A smaller bedroom currently styled as a nursery, featuring a playful animal-themed mural on one wall, soft carpeting, and white furniture. This room benefits from a window with blinds that provide natural light and a cosy atmosphere.

Bedroom 3

9'2" x 7'0" (2.8m x 2.1m)

A neatly presented bedroom with dark grey wardrobes lining one wall and a white desk positioned by the window, offering a practical workspace within the room. The light grey carpet and neutral décor make this room versatile for various uses.

Bedroom 4

12'1" x 6'11" (3.7m x 2.1m)

A comfortable bedroom, flooded with natural light from a double glazed window to the front elevation and finished with elegant shutter blinds.

Bathroom

6'0" x 5'9" (1.8m x 1.8m)

A contemporary bathroom featuring large neutral tiles, a white bathtub with a wooden effect bath tray, and a matching white vanity unit with integrated sink. A frosted window brings in natural light while maintaining privacy, and the space includes modern fittings for convenience.

Rear Garden

A well-maintained rear garden with a paved patio area ideal for outdoor seating and entertaining, leading to a neatly kept lawn bordered by fencing for privacy. The garden benefits from natural sunlight and offers a pleasant outdoor space to relax.

Front Exterior

There is a driveway providing off-street parking and access to an integral garage.

Garage

16'10" x 7'6" (5.1m x 2.3m)

An integral garage accessed from the driveway, providing practical storage or parking space with internal access to the hallway. The garage measures 5.1 metres in length and 2.3 metres in width, offering ample room for a car or additional storage and is currently utilised as a gym.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

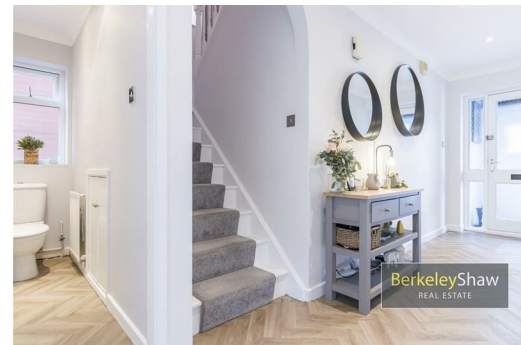
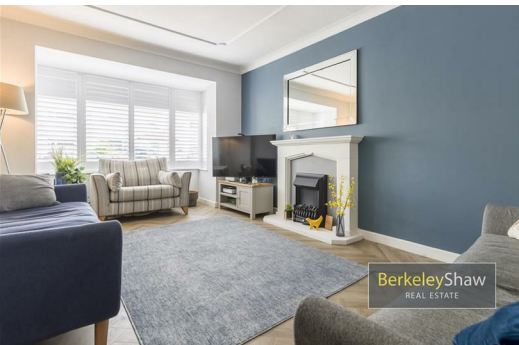
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The vendor, agent and publisher shall not be held liable for any inaccuracies or omissions. Measurements are given to the nearest millimetre. © Berkeley Shaw Real Estate Ltd 2022



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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