BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



8 Myers Road West, Liverpool, L23 0RU

Asking Price £450,000

A RARE OPPORTUNITY – STUNNING EXTENDED FIVE-BEDROOM SEMI-DETACHED FAMILY HOME

Offered to the market with NO ONWARD CHAIN, this beautifully renovated and substantially extended FIVE-BEDROOM SEMI-DETACHED family home presents a rare opportunity to acquire an exceptional property that has been finished to a high standard throughout and is ready for immediate occupation.

Set across THREE SPACIOUS FLOORS, the property has undergone an extensive programme of refurbishment, including a BRAND NEW KITCHEN (2026), NEW FAMILY BATHROOM (2026), NEW CARPETS, FRESHLY PAINTED THROUGHOUT, and benefits from a NEW ROOF (2024), providing complete peace of mind for the next owners. The property also comes complete with a GAS SAFETY CERTIFICATE and EICR (ELECTRICAL INSTALLATION CONDITION REPORT) making it an ideal move-in-ready family home.

The ground floor offers two impressive reception rooms opened up into one, providing versatile spaces for both relaxing and entertaining, alongside a superb open-plan dining kitchen, perfect for modern family living. A separate utility room adds everyday practicality, while a dedicated office provides an excellent work-from-home space and could equally be utilised as a home gym, playroom, hobby room or additional storage area.

To the upper floors are FIVE WELL-PROPORTIONED BEDROOMS & Nursery or walk-in wardrobe, offering flexible accommodation for growing families, visiting guests or those requiring additional home office space. The







Porch/Vestibule

Living Room
12'9" x 15'5" (3.90 x 4.71)

Dining Room
12'9" x 13'9" (3.91 x 4.21)

Breakfast Room
10'9" x 11'1" (3.30 x 3.40)

Kitchen
8'2" x 11'1" (2.49 x 3.40)

Utility
8'6" x 15'8" (2.60 x 4.79)

Bedroom 1
12'9" x 12'5" (3.90 x 3.81)

Walk-In Wardrobe/Nursery
9'2" x 4'3" (2.81 x 1.31)

Bedroom 2
12'1" x 11'1" (3.70 x 3.39)

Bedroom 3
12'9" x 11'1" (3.91 x 3.40)

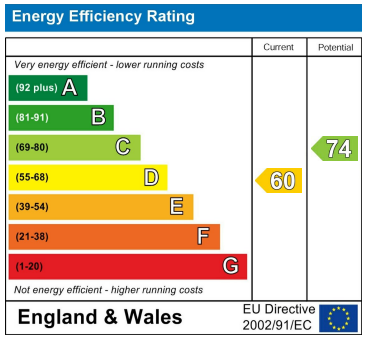
Bathroom
8'2" x 7'6" (2.50 x 2.30)

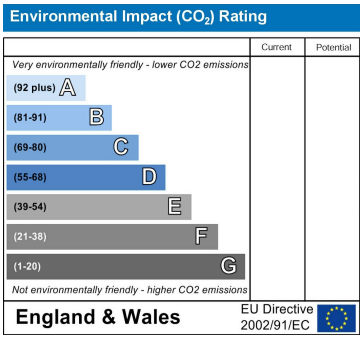
Bedroom 4 - 2nd Floor
12'5" x 12'5" (3.80 x 3.81)

Walk-in Wardrobe/Office - 2nd Floor
9'2" x 4'3" (2.81 x 1.31)

Bedroom 5 - 2nd Floor
12'5" x 11'1" (3.80 x 3.40)

Office - External Access







Total area: approx. 182.1 sq. metres (1959.6 sq. feet)

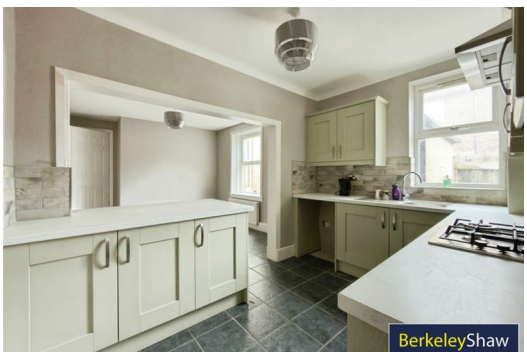
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2022 PROPERTY AGENCY OF THE YEAR YM LIVERPOOL

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