



## 3 Stoneleigh Park, Liverpool, L23 1AB

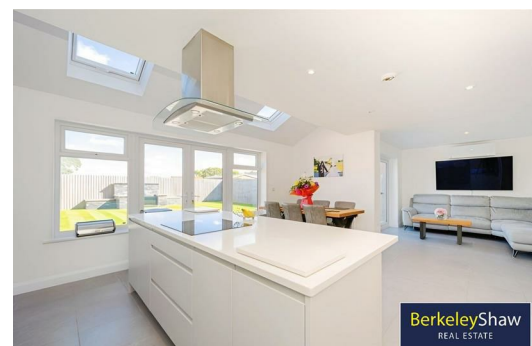
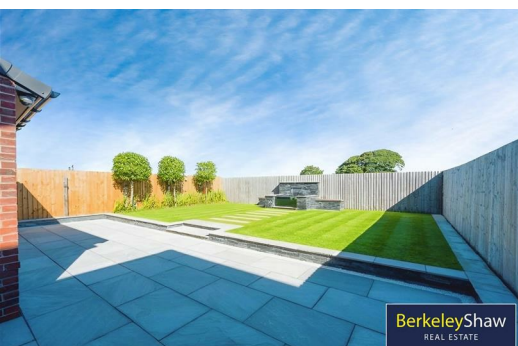
### Offers Over £585,000

Berkeley Shaw are delighted to present this chain-free, beautifully presented five double-bedroom detached family home, located within the exclusive and private Stoneleigh Park gated development in semi-rural Thornton.

Stoneleigh Park is a quiet, no-through development of just eight luxury homes, accessed via electric gates and a peaceful country lane, leading to open countryside and bridleways. The property enjoys privacy and stunning open views over equestrian fields to the rear, while remaining close to two local pubs, independent shops, national retailers, and excellent commuter links via the M57 and M58. Formby and Crosby beaches are just a short drive away, and the property lies within the catchment of highly regarded schools including St Mary's and Merchant Taylors'.

A private driveway offers off-road parking for two vehicles. Inside, a spacious hallway features premium tiled flooring and oak finishes. To the front, the main lounge is bay-fronted with an LED-lit quartz feature fireplace. To the right, a second reception with en-suite is ideal for use as a guest room, home gym or study.

The rear of the property boasts a stunning open-plan kitchen/dining/living area with NEFF 'slide and hide' ovens, quartz worktops, integrated appliances, a central island and ambient LED lighting. French doors and skylights provide natural light, while a utility room and luxury WC complete the ground floor.

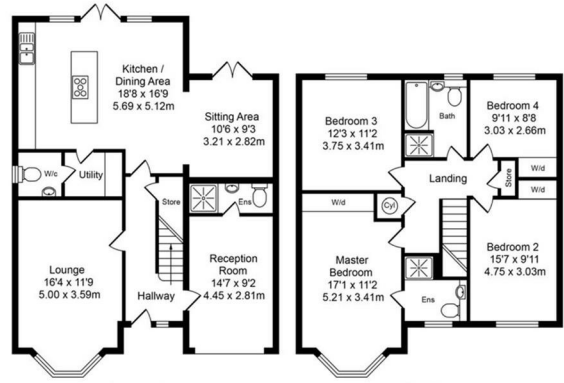


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

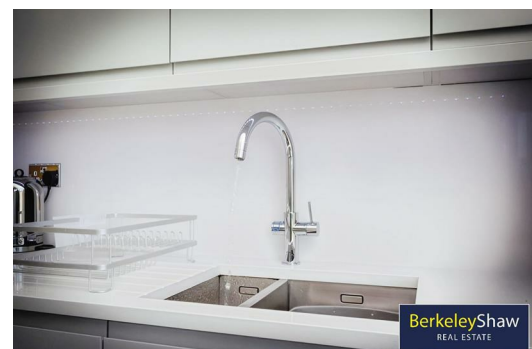
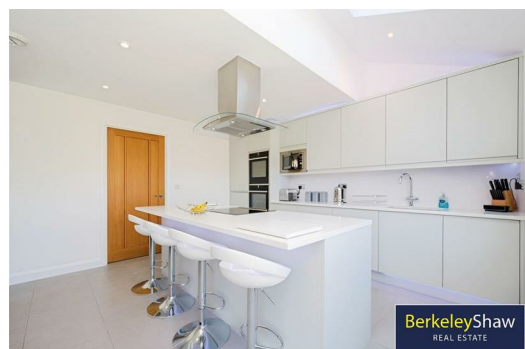
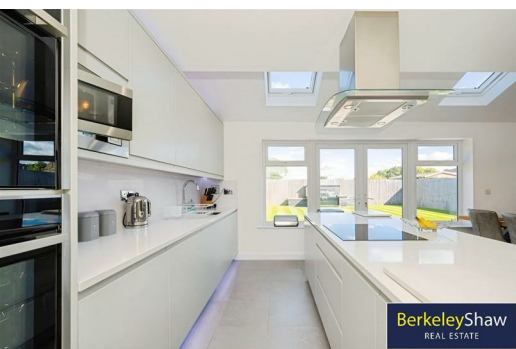
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher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

Total Approx. Floor Area 1786 Sq.ft. (165.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or any statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, accuracy and dimensions shown here have been tested using a laser level. Made with Metaphor 02025



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