



**BerkeleyShaw**

## 10 St. Peters Avenue, Liverpool, L37 1NE

### Asking Price £565,000

UNIQUE Extended FREEHOLD DETACHED Bungalow – Close to Freshfield Station & Formby Beach

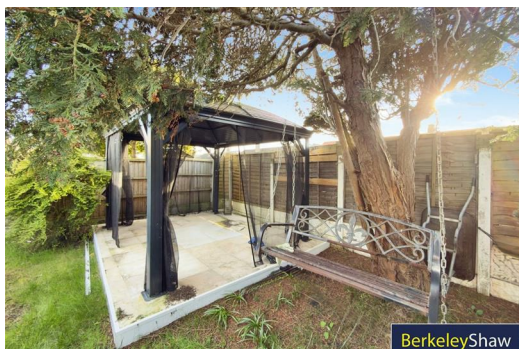
This unique and substantially extended three-bedroom detached bungalow occupies a desirable location within easy reach of Freshfield railway station and the beautiful Formby beach, offering an opportunity for buyers seeking spacious single-level living in a highly sought-after coastal setting. The property has been significantly improved by the current owners, combining stylish modern finishes with generous living space and excellent future potential.

The accommodation briefly comprises an inviting entrance hall leading into a spacious and elegant lounge, featuring striking marble flooring, a feature fireplace, and bespoke cut-glass double doors which create a stylish and impressive focal point. There is a separate fitted kitchen and a dedicated dining room, ideal for entertaining and family living. From the dining room, doors open into a bright and sunny conservatory, added in 2015, which enjoys pleasant views over the garden.

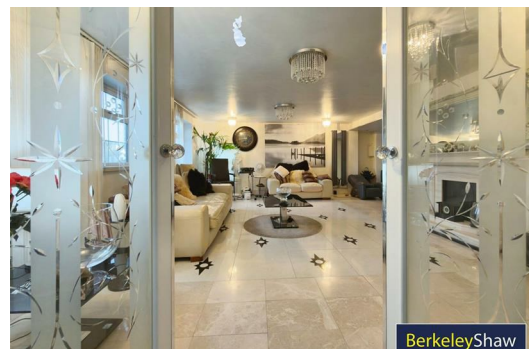
The property offers three well-proportioned double bedrooms, including a generous principal bedroom with ensuite bathroom and dressing room area, creating a comfortable and private retreat. Two further double bedrooms are served by the main bathroom although the current gym space could be an additional bathroom.



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## Hall

10'4" x 6'7" (3.16 x 2.02)

Marble tile flooring

## Lounge

21'9" x 15'9" (6.64 x 4.81)

Underfloor Heating, marble tile flooring, feature fireplace.

## Dining Room

16'7" x 10'10" (5.07 x 3.32)

## Conservatory

11'2" x 10'10" (3.41 x 3.32)

Underfloor Heating

## Bedroom 1

11'9" x 10'0" (3.60 x 3.07)

DOUBLE

## Ensuite

7'1" x 6'7" (2.16 x 2.02)

## Dressing Room

8'2" x 6'7" (2.51 x 2.02)

## Bedroom 2

11'6" x 8'3" (3.53 x 2.53)

DOUBLE

## Bathroom

7'3" x 6'7" (2.21 x 2.02)

## Kitchen

12'7" x 8'7" (3.85 x 2.63)

## GYM

9'4" x 6'7" (2.86 x 2.02)

Potential to be dressing room area.

## Bedroom 3

9'7" x 9'3" (2.93 x 2.84)

DOUBLE bedroom, currently Utilised as a Home Office.

## Garage

17'11" x 9'3" (5.48 x 2.84)

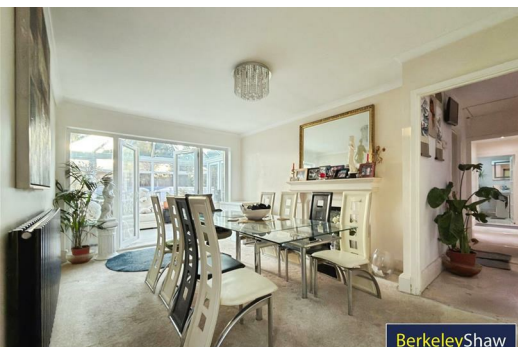
| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| 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 | 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 | EU Directive 2002/91/EC |

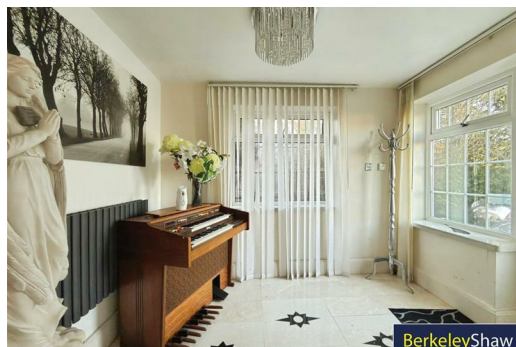
GROUND FLOOR  
1788 sq.ft. (166.1 sq.m.) approx.



TOTAL FLOOR AREA: 1788 sq.ft. (166.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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