



BerkeleyShaw

37 Elvington Road, Liverpool, L38 9AN

Asking Price £450,000

NO ONWARD CHAIN

This impressive detached family home has been extensively extended and reconfigured to create generous, contemporary living space finished to a high standard throughout. The heart of the property is the striking rear extension, delivering a truly show-stopping open-plan kitchen, living and dining area, designed for both everyday family life and entertaining. The living space is complemented by a stylish media wall, adding a strong focal point to the room.

The first floor has been thoughtfully redesigned, transforming the original four bedrooms into three spacious double bedrooms, each offering excellent proportions. Serving these rooms is an exceptional family bathroom, featuring a large double shower and an eye-catching free-standing bath, creating a spa-like feel.

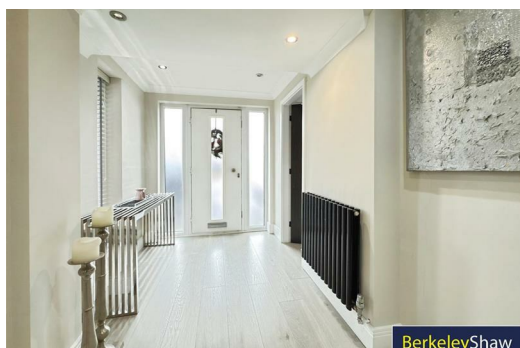
On the ground floor, the former garage has been converted to provide a fourth double bedroom, currently used as a study and family room, offering flexibility for home working, guests or annex for multigenerational living. A generous downstairs WC is located off the hallway, and the property benefits from a boiler installed approximately two years ago.

Externally, the west facing rear garden has been landscaped to include a patio area ideal for outdoor dining and a well-maintained lawn. To the front, the property offers driveway parking for up to four vehicles.

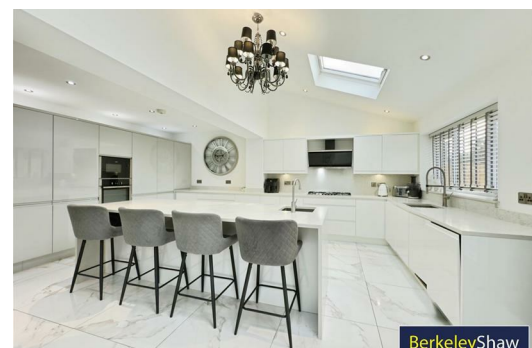
The location is a particular highlight, with Hightown Coastal Path just a short walk away, leading to Crosby Beach and Antony Gormley's iconic Iron Men. Local favourites such as Crosby Coffee are within easy reach, along with Hightown train station, providing direct rail links to both Liverpool and Southport.



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Hall

Lounge

17'4" x 15'1" (5.30 x 4.60)

Bedroom 4/ Study

16'0" x 9'2" (4.90 x 2.80)

Downstairs WC

8'2" x 5'6" (2.50 x 1.70)

Kitchen breakfast room

20'0" x 14'5" (6.1 x 4.40)

Dining Area

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

Bedroom 1

14'9" x 9'10" (4.50 x 3.0)

Bedroom 2

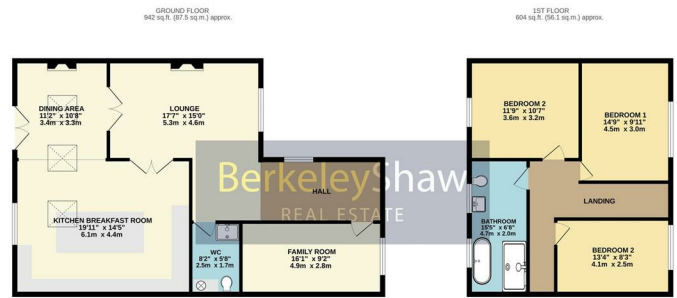
11'9" x 10'5" (3.60 x 3.20)

Bedroom 3

13'5" x 8'2" (4.10 x 2.50)

Bathroom

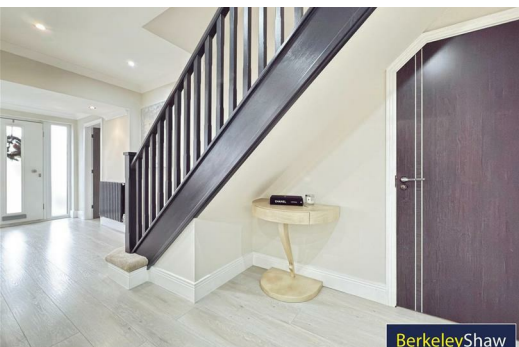
15'5" x 6'6" (4.70 x 2.0)



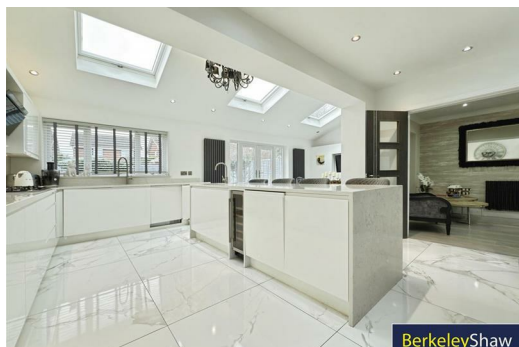
TOTAL FLOOR AREA: 1546 sq. ft. (143.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, surface, ceiling, kitchen, other items and appliances will vary slightly in order to give an impression of the finished property. The services, systems and appliances shown here are not tested and no guarantee is given as to the availability or efficiency of the same.
 Made with Floorplan 12.025

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		

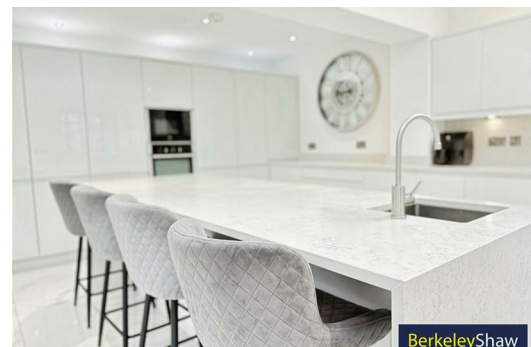
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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