



BerkeleyShaw

3 Sand Dune Close, Liverpool, L23 6AE

£3,500 PCM

This four-bedroom detached home is available to let in a highly desirable coastal position in the Crosby/Blundellsands area of Liverpool, enjoying direct seafront views and excellent access to local amenities, green spaces, and scenic coastal walking and cycling routes.

The ground floor offers a spacious open-plan kitchen and living area, centred around a large kitchen island with dedicated dining and breakfast spaces. Designed with family living in mind, the layout benefits from ample natural light, integrated pantries and a connecting utility room. Expansive windows overlook the garden and provide direct access to the outdoor space and designated BBQ area. A separate second reception room features wood flooring, large windows, garden views and a Juliette balcony, creating a flexible additional space for relaxation or entertaining.

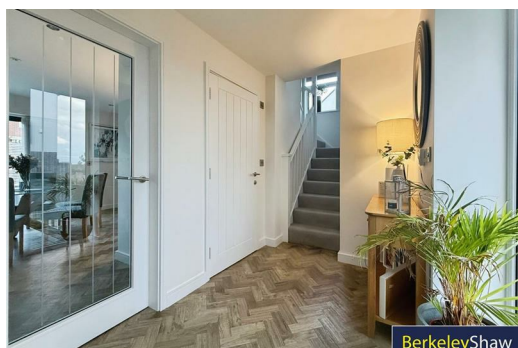
The master bedroom comprises a generous double master suite with an en-suite bathroom with a free-standing bath, built-in wardrobes and a walk-in dressing room. A second double bedroom also includes its own en-suite, while two further double bedrooms complete the accommodation. All bathrooms are fitted with rainfall showers and heated towel rails.

Outside, the property benefits from a private garden suitable for outdoor dining and recreation, alongside a single garage, ample off-street parking via two driveways, and EV charging facilities.

The highly desirable beachfront location places the property close to the promenade and shoreline, with nearby parks and green spaces such as Crosby Coastal Park offering extensive walking and cycling opportunities.



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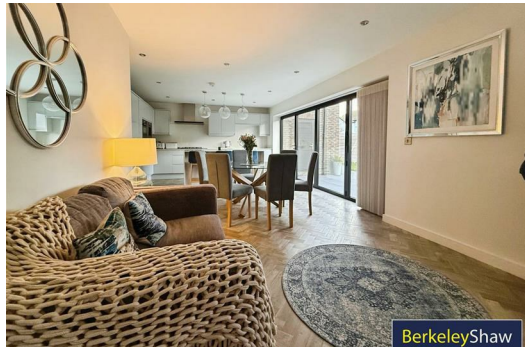
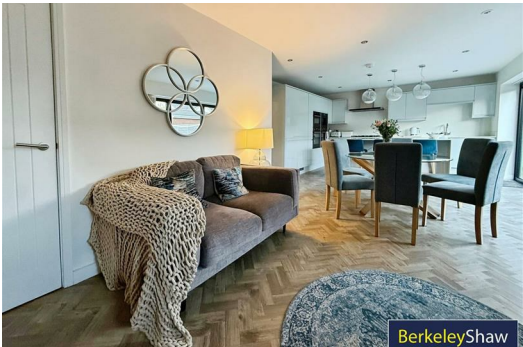
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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