



BerkeleyShaw

35 Myers Road East, Liverpool, L23 0QU

Offers Over £280,000

A well-presented and thoughtfully extended three-bedroom semi-detached home, offering generous living space and well-tended GARDEN, DETACHED GARAGE Car Port and PARKING for 3 vehicles, situated in a highly sought-after Crosby location.

This attractive property has been lovingly maintained by its current owners and benefits from a recent ROOF replacement (approximately three years ago), providing peace of mind for prospective buyers. Internally, the accommodation is both spacious and versatile, comprising two bright and welcoming reception rooms, an extended Kitchen with breakfast bar area ideal for both family living and entertaining, along with a convenient DOWNSTAIRS WC.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, making it perfectly suited to growing families. There remains further POTENTIAL to EXTEND (subject to the necessary planning permissions), allowing buyers to tailor the home to their future needs.

Externally, to the front, a substantial driveway provides off-road PARKING for up to three vehicles an increasingly rare feature in the area alongside a useful carport and a detached garage, offering excellent storage or workshop space. To the rear, the beautifully maintained garden is a particular highlight, thoughtfully landscaped and lovingly cared for, creating a tranquil and private outdoor retreat.

Located in a prime Crosby setting, the property is ideally positioned close to a selection of highly regarded schools, making it especially appealing to families. The area is widely recognised for its strong community feel and its proximity to the coast, with the nearby beach adding to its enduring popularity.



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Hall
Lounge
 19'9" x 11'10" (6.04 x 3.61)
 To the rear aspect with gas living flame fireplace and bay window.

Dining Room
 14'4" x 12'5" (4.38 x 3.81)
 To the front aspect with gas living flame fire and bay window

Downstairs WC
 Understairs WC with sink

Kitchen
 22'3" x 7'3" (6.80 x 2.21)
 Extended Kitchen with door to car port, windows to rear and side.

Bathroom
 9'1" x 7'1" (2.77 x 2.16)

Bedroom 1
 16'11" x 11'10" (5.16 x 3.61)
 DOUBLE to the front aspect with bay window and fitted wardrobes.

Bedroom 2
 14'6" x 9'9" (4.42 x 2.98)
 DOUBLE - to the rear aspect with focal feature fireplace and fitted wardrobes.

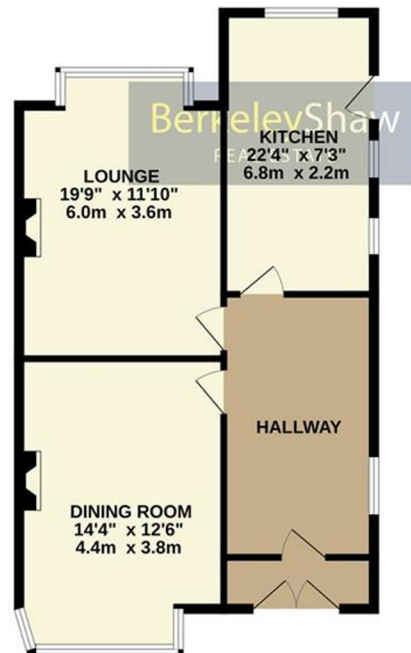
Bedroom 3
 SINGLE to the front aspect with bay window and fitted cupboards.

Bathroom

Garage
 8'11" x 16'2" (2.73 x 4.93)
 Detached, concrete floor, electrics

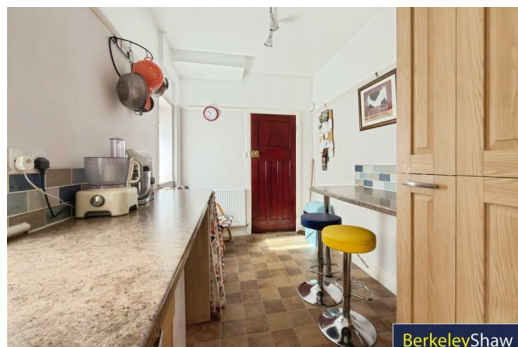
Carport
 22'1" x 10'3" (6.75 x 3.14)
 Direct access from Kitchen, gate through to garden and Garden, Water Tight with concrete floor.

GROUND FLOOR
 811 sq.ft. (75.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	61	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
 Company No. 0784754

Berkeley Shaw Real Estate Limited.
 Company No. 05206927

