



55 Whinberry Drive, Liverpool, L32 9BA

Offers Over £325,000

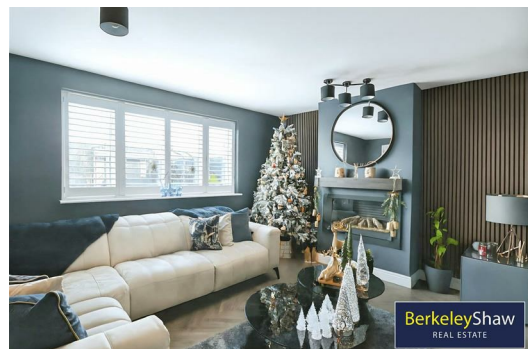
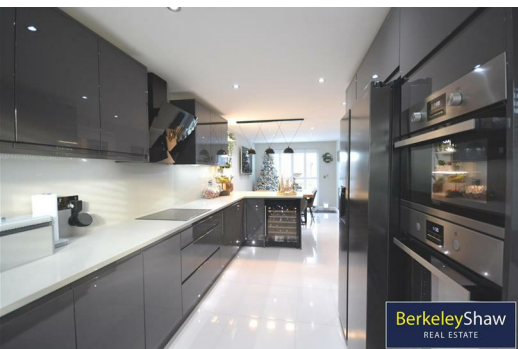
This immaculate detached 4-bedroom house is offered for sale in a sought-after residential area of Kirkby, Liverpool. Designed with modern family living in mind, the property features a bright open-plan kitchen with generous natural light, dining space and a dedicated breakfast area, ideal for everyday use and informal entertaining. A separate reception room enjoys views over the garden, providing a comfortable space for relaxation.


The master bedroom benefits from its own en-suite, while three further double bedrooms offer flexible accommodation for families or guests. The main bathroom includes a rain shower and heated towel rail, and there is an additional downstairs WC for convenience. EV charging is also provided, supporting sustainable modern living.


The property is well placed for green spaces and outdoor activities, with nearby parks and cycling routes offering opportunities for leisure and exercise. Local amenities in Kirkby town centre, including shops, cafés and everyday services, are within easy reach.

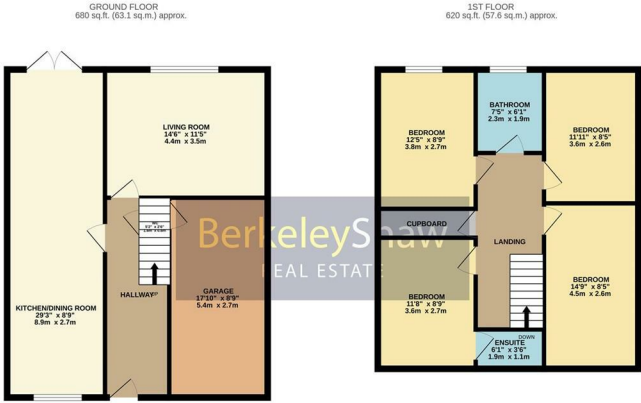
Public transport links are strong. Kirkby station provides regular rail services into Liverpool Lime Street, with journey times typically around 20–25 minutes, connecting you quickly to the city centre and beyond. Local bus services further enhance connectivity across the wider Liverpool area and surrounding districts.

This detached family house combines well-planned internal space with convenient access to transport, amenities and green spaces, making it a practical option for families seeking a home in this part of Liverpool.



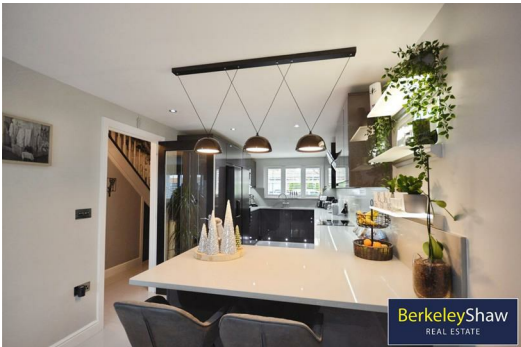
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with a professional surveyor. The services, systems and equipment shown here are shown as an indication only and are not guaranteed. All to their operation or efficiency can be given. Made with Metaphor (2023)



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

