BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

104 Edgemoor Drive, Liverpool, L23 9UQ

Offers Over £450,000

EXCEPTIONAL- SPACIOUS-HIGH/SPEC- Four Double Bedroom Family Home with extensive Double-Storey Extensions, Stunning Open-Plan Living and High Specification Throughout over 1200sq.ft.

A rare opportunity to acquire this exceptional four DOUBLE bedroom SEMI-DETACHED family home, extensively remodelled and significantly extended with two impressive double-storey extensions to create a truly outstanding home of remarkable proportions. Finished to an impeccable standard throughout, this stunning FREEHOLD property seamlessly combines contemporary design with practical FAMILY LIVING and simply must be viewed to be fully appreciated.

At the heart of the home lies a breath taking open-plan kitchen, living and dining space, thoughtfully designed to provide the ultimate entertaining and family environment. The bespoke kitchen features a spacious breakfast bar, range of high-quality integrated appliances and stylish cabinetry, flowing effortlessly into the spacious living and dining areas. Underfloor heating and air conditioning ensure a comfortable living space no matter the season. A striking MEDIA WALL with inset electric feature fire creates an impressive focal point, complemented by contemporary automated LED LIGHTING.

Adjoining the kitchen is a practical UTILITY ROOM/LAUNDRY, to the front of the property, a separate lounge offers a cosy retreat, complete with a charming gas log burner-style stove. Off the hallway is a convenient downstairs WC.

Porch
Composite 'Rock' front door leading to inner vestibule with glass detailing, herringbone porcelain wood finish tiled flooring in forest oak.

Hall
Herringbone Porcelain wood finish tiled flooring with underfloor heating in forest oak, solid oak doors.

Front Lounge
14'9" x 12'2" (4.52 x 3.72)
Focal feature gas log burner, fitted carpet, large window to front aspect

Office/Study
8'6" x 7'4" (2.60 x 2.26)
Herringbone Porcelain wood finish tiled flooring in forest oak, window to front aspect.

Kitchen
13'0" x 9'11" (3.97 x 3.03)
Herringbone porcelain wood finish tiled flooring in forest oak with underfloor heating, fitted kitchen area with granite work surfaces raised breakfast bar, induction hob, integrated eye-level double oven, integrated dishwasher. Media wall with Electric feature fireplace and LED Lighting. Dining area with wood panelled feature fish tank. Triple sliding doors onto landscaped rear garden. Stairs to first floor. Door to utility/Laundry

Living Dining
21'8" x 18'2" (6.61 x 5.54)
Media wall with Electric feature fireplace and LED Lighting. Dining area with wood panelled feature fish tank. Triple sliding doors onto landscaped rear garden. Stairs to first floor.

Downstairs WC
8'6" x 4'9" (2.60 x 1.46)
Wood panelling, herringbone porcelain wood finish tiled flooring in forest oak with underfloor heating, WC & Sink, window to side aspect.

Utility
7'8" x 7'0" (2.35 x 2.14)
herringbone porcelain wood finish tiled flooring in forest oak, underfloor heating. Fitted kitchen cupboards, Plumbing for washing machine and space for stacked dryer & American style fridge (not included)

Bedroom 1
12'0" x 11'1" (3.66 x 3.40)
DOUBLE Air Conditioning

Ensuite Bed 1
7'9" x 7'2" (2.38 x 2.20)
Grohe Double walk-in shower, WC and floating storage sink. Tiled floor and part tiled walls, Chrome heated towel rail, LED mirror. Frosted window to front aspect.

Bedroom 2
9'6" x 9'0" (2.91 x 2.75)
DOUBLE - Air conditioning, Fitted wardrobes and dressing area, with views over school field to the rear aspect

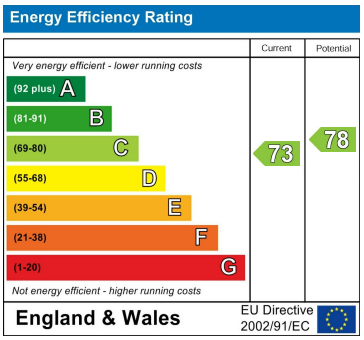
Bedroom 3
9'7" x 9'0" (2.94 x 2.75)
DOUBLE Fitted wardrobes, views to school field to the rear aspect.

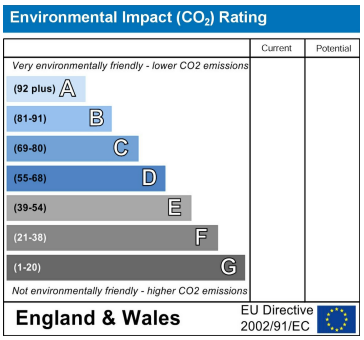
Bedroom 4
11'1" x 8'6" (3.38 x 2.60)
DOUBLE - to the rear aspect with views of the school field

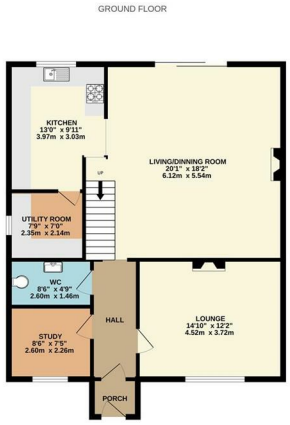
Family Bathroom
13'4" x 8'6" (4.07 x 2.60)
Full-size Kaldewei Sound Wave bluetooth audio wireless bath with separate Grohe double walk in rain water shower, floating storage sink, white heated towel rail, tiled floors and part tiled walls. Spotlights, Frosted window to front aspect.

Garden Room
Bar with optics and electrics, seating area and large sliding doors.

Storage Room
Insulated with lighting, ideal for gardening equipment.







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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