



## 8 Torentun Close, Liverpool, L23 4AG

Asking Price £400,000

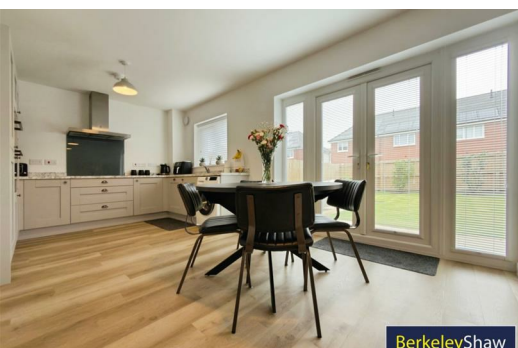
This beautifully presented, nearly-new build home situated on a quiet close combines the benefits of modern construction with the added advantage of avoiding the premium costs typically associated with brand-new properties.

Externally, the property impresses immediately with thoughtfully landscaped gardens, featuring a generous, family-friendly lawn and maturing trees that create a pleasant sense of privacy. A private driveway provides ample off-road parking and includes an EV charging point, alongside a single garage offering excellent potential for conversion (subject to relevant permissions).

Inside, the home is bright, airy, and carefully designed for contemporary living. The welcoming front lounge is flooded with natural light and flows seamlessly through to a stylish and spacious open-plan kitchen, dining & family areas are ideal for both everyday family life and entertaining guests. Patio doors open onto the sunny rear garden, while a convenient ground floor WC completes the layout.

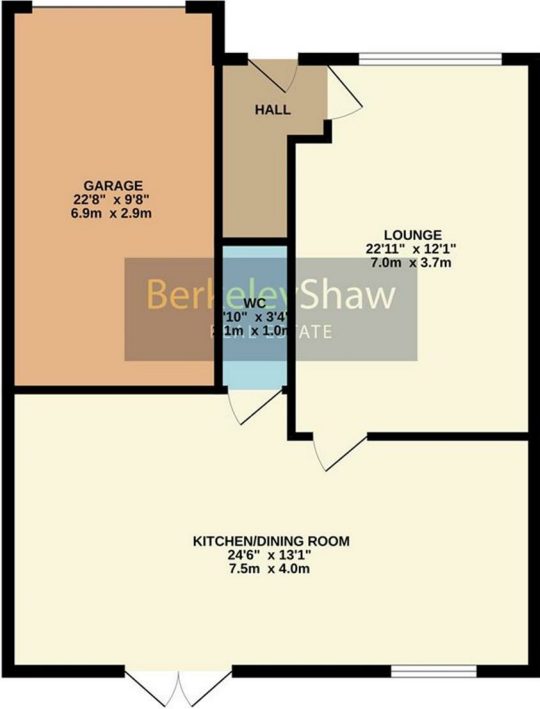
Upstairs, the principal bedroom is a real highlight, featuring a stunning dressing area with fitted mirrored wardrobes, leading into a sleek ensuite complete with both a full-size bath and separate shower cubicle. Two further generous double bedrooms also with fitted wardrobes and with their own ensuite, provide excellent flexibility and perfect for growing families or those seeking additional privacy.

Situated within a quiet residential close with no through traffic, the property also benefits from an energy-efficient design, including solar panels and an A-rated EPC. It falls within an excellent school catchment area and



- Hall**
- Lounge**  
22'11" x 12'1" (7.0 x 3.70)
- Kitchen/Dining/Family Area**  
24'7" x 13'1" (7.50 x 4.0)
- Downstairs WC**
- Bedroom 1**  
11'9" x 14'4" (3.60 x 4.39)  
DOUBLE
- Walk In Wardrobe**  
4'3" x 8'9" (1.31 x 2.67)
- Ensuite Bed 1**
- Bedroom 2**  
12'9" x 9'5" (3.89 x 2.88)  
DOUBLE fitted wardrobes
- Ensuite Bed 2**
- Bedroom 3**  
9'7" x 9'11" (2.94 x 3.04)  
DOUBLE fitted wardrobes
- Ensuite Bed 3**

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	95
(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	

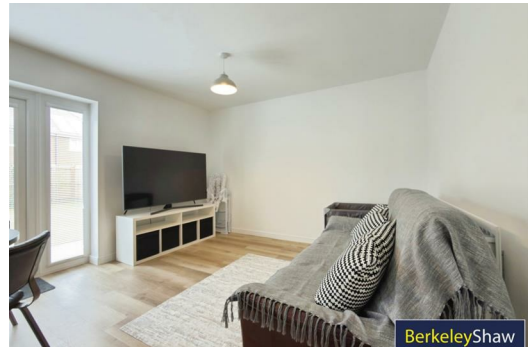
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

