



## 21 Stapleton Road, Liverpool, Merseyside L37 2YN

Asking Price £525,000

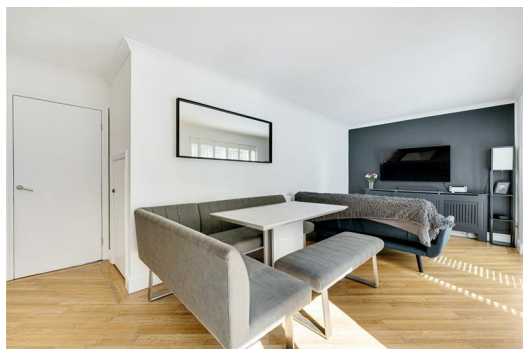
Located in a highly sought-after position close to Formby BEACH, RANGE HIGH SCHOOL and ST LUKES PRIMARY School, this beautifully extended and spacious 4 DOUBLE bedroom family home offers versatile accommodation ideal for modern family living. With excellent schools within easy walking distance, the morning SCHOOL RUN becomes a simple stroll.

The property is approached via a generous driveway providing off-road parking for up to 3 vehicles. Internally, the accommodation is thoughtfully designed and beautifully presented throughout. A separate front lounge provides a cosy yet stylish retreat, complete with a high-specification MEDIA WALL unit, contemporary electric FEATURE FIREPLACE and elegant PLANTATION SHUTTERS.

To the rear, the heart of the home is an open-plan kitchen flowing into the dining and family living area, creating a fantastic space for entertaining and everyday life. A separate utility adds valuable practicality and storage. Patio doors open onto the sunny SOUTH-FACING rear garden, allowing light to flood the space and creating a wonderful connection between indoors and out.

The rear GARDEN is a real highlight, enjoying a desirable south-facing aspect with lawn and patio seating areas, perfect for family gatherings, summer dining and children's play. Importantly, the garden is NOT OVERLOOKED, offering an excellent degree of privacy.

A converted garage provides superb additional accommodation and is currently used as a home office/gym. With a downstairs shower room, this versatile space could equally serve as a fifth bedroom, making it ideal for



## Hallway

17 x 6 (5.18m x 1.83m)

## Office/Gym

8'2 x 16'10 (2.49m x 5.13m)

## Living Room

21'2 x 10'10 (6.45m x 3.30m)

## Downstairs Bathroom

8'8 x 5'9 (2.64m x 1.75m)

## Utility

8'9 x 11'1 (2.67m x 3.38m)

## Kitchen

39'4"36'1" x 45'11"3'3" (12'11 x 14'1)

## Lounge/Dining Area

9'2 x 22'2 (2.79m x 6.76m)

## Bedroom 1

11'08 x 10'8 (3.56m x 3.25m)

DOUBLE

## Bedroom 2

36'1"6'6" x 36'1"32'9" (11'2 x 11'10)

DOUBLE

## Bedroom 3

11'3 x 8'11 (3.43m x 2.72m)

DOUBLE

## Bedroom 4

32'9"19'8" x 39'4"16'4" (10'6 x 12'5)

DOUBLE

## Family Bathroom

5'5 x 9' (1.65m x 2.74m)

## Landing

| 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<br>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<br>2002/91/EC |           |



We have made every effort to ensure the accuracy of the figures contained here. Measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency over time. Plans will be shown as shown.



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