



BerkeleyShaw

6 Ennismore Road, Liverpool, L23 7UG

Asking Price £325,000

Occupying a generous plot on one of the area's most sought-after residential roads, this substantially extended three double bedroom semi-detached home presents a rare opportunity to acquire a spacious family property with exceptional potential. Within easy walking distance of highly regarded schools, Crosby Village, local restaurants and excellent amenities, the property is ideally positioned for family life.

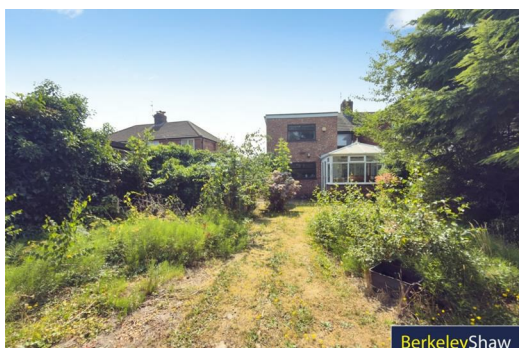
Having benefited from a substantial double-height extension, the home offers significantly enhanced living accommodation. The ground floor features three versatile reception rooms, including lounge, dining room and morning room created by the extension, providing valuable extra living space with flexibility to suit a variety of family needs. The conservatory offers valuable additional space with flexible uses. To the rear, the kitchen looks onto the sunny garden and adjoins the morning room which could be combined to create a larger open-plan kitchen/living/dining room. A front porch, downstairs WC and a useful utility/lean-to area further enhance the practicality of the home, while internal access to the integral garage provides additional convenience. Subject to the necessary consents, the garage also offers excellent potential for conversion into additional living accommodation.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from the first-floor extension, creating a spacious bedroom complete with a dedicated dressing room, offering the potential to create a luxurious principal suite. The remaining two double bedrooms are served by a family bathroom.

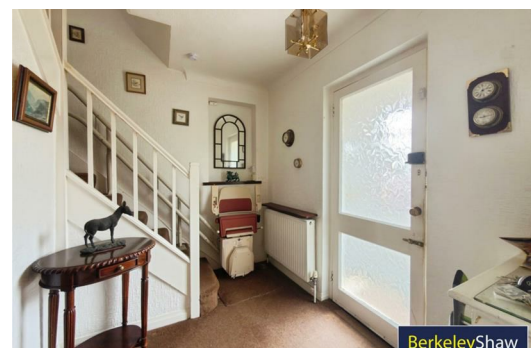
Externally, the property boasts a larger-than-average mature rear garden, providing an excellent space for children, entertaining and keen gardeners alike. To the front, a private driveway offers off-road parking and leads to the integral garage.



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- Hall
- Lounge
- Dining Room
- Morning Room
- Kitchen
- Downstairs WC
- Garage
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Dressing Room
- Bathroom
- Conservatory



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	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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