



BerkeleyShaw

44 Sherwood Road, Liverpool, L23 7UF

Offers In Excess Of £400,000

Berkeley Shaw Real Estate present a spacious and beautifully maintained semi-detached house, perfectly positioned in a sought after location with excellent public transport links and nearby schools—an ideal family home.

This neutrally decorated property boasts four well-proportioned bedrooms, offering versatile accommodation to suit modern family needs. The master bedroom provides a peaceful retreat, complemented by a further double and single bedroom on the upper floors. The fourth bedroom, situated in the converted attic, benefits from an ensuite WC, making it ideal as a guest suite or a private office space.

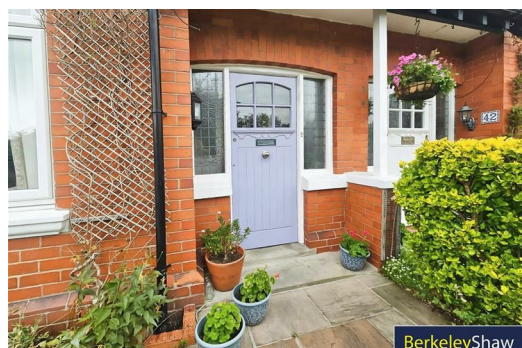
The ground floor comprises two reception rooms, with the main living area designed in an open-plan layout, creating an inviting space for entertaining or relaxing with family. Large windows flood the room with natural light and offer delightful views over the established rear garden. The modern kitchen features attractive wood countertops and enjoys an airy atmosphere, with ample natural light and direct access to the garden—perfect for al fresco dining or watching children play.

The contemporary family bathroom includes a stylish heated towel rail for added comfort.

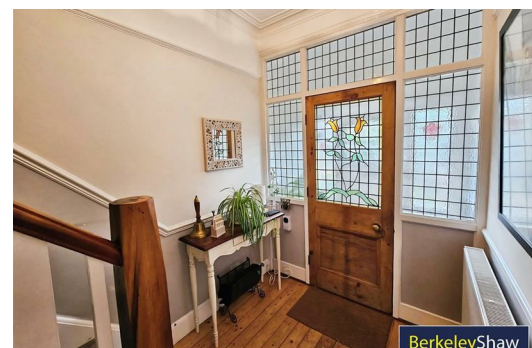
Outside, the property offers the convenience of a private driveway and rare allotment access, catering to keen gardeners or those seeking extra outdoor space. This is a wonderful opportunity to secure a family home in a



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Porch

Hallway

Living Room

12'10" x 11'11" (3.93 x 3.64)

Dining Room

15'11" x 11'5" (4.875 x 3.495)

WC

2'6" x 5'3" (0.78 x 1.61)

Kitchen

24'11" x 6'10" (7.62 x 2.09)

Bedroom One

15'0" x 11'4" (4.58 x 3.46)

Bedroom Two

13'10" x 11'5" (4.22 x 3.48)

Bedroom Three

8'10" x 6'11" (2.7 x 2.12)

Bathroom

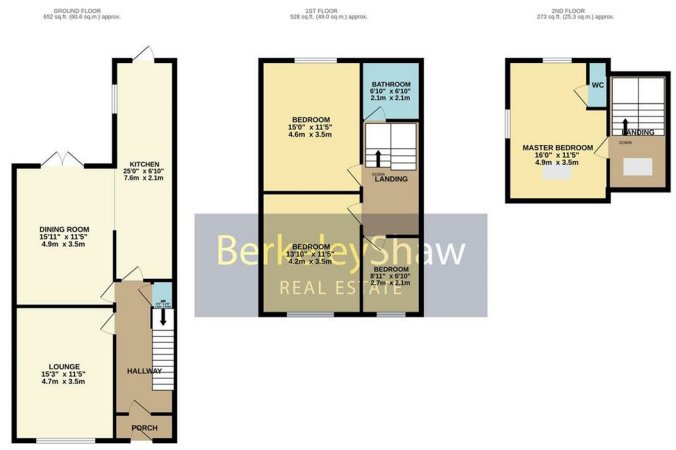
6'9" x 6'10" (2.072 x 2.097)

Attic Room

15'11" x 11'4" (4.873 x 3.47)

Ensuite WC

5'4" x 2'5" (1.64 x 0.74)



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REAL ESTATE

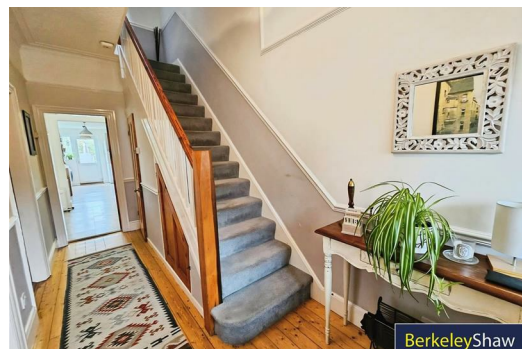
TOTAL FLOOR AREA: 1453 sq. ft. (135.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, screen and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The fixtures, fittings and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency and the given.
Made with Metronix 02025

| 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 | | |
| | 65 | 76 |
| 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 | | |
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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |



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