



BerkeleyShaw
REAL ESTATE

32 Brooke Road East, Liverpool, L22 2AW

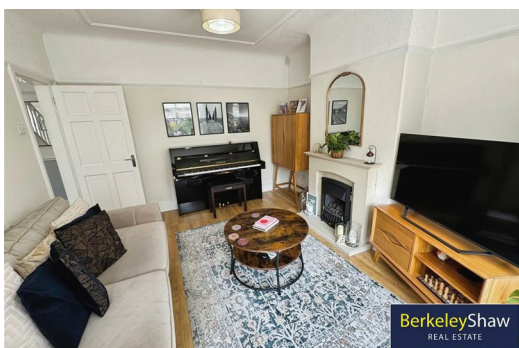
Offers Over £290,000

Berkeley Shaw are delighted to bring to market this beautifully presented three-bedroom semi-detached home on Brooke Road East, L22 – perfectly positioned to take advantage of excellent transport links, local green spaces, and the vibrant lifestyle that Crosby has to offer.

Situated within walking distance of both Waterloo and Blundellsands & Crosby train stations, this home offers superb commuter convenience. The property is also just a short stroll from Crosby Coastal Park and Crosby Beach, ideal for those who enjoy outdoor living, dog walks, or family days by the sea. With highly regarded schools nearby and a wealth of popular bars, cafés, and restaurants within reach, this home is an excellent choice for first-time buyers, professionals, or families alike.

Inside, the property welcomes you with an enclosed porch leading into a bright hallway with understairs storage. The bay-fronted living room is a cosy and inviting space, perfect for relaxing, while the rear dining room enjoys an open aspect through to the modern kitchen and French doors that open onto the garden. The kitchen itself is well-appointed, boasting oak worktops and a range of integrated appliances, making it a functional yet stylish space for cooking and entertaining.

Upstairs, a bright landing leads to two double bedrooms, along with a third single bedroom that is currently used as an office. A three-piece family bathroom completes the first-floor accommodation.



Porch

UPVC French style doors opening up to an enclosed porch with a tiled floor.

Hallway

A welcoming entrance features a porch leading into a hallway with laminate wood flooring and a window allowing natural light. The staircase ascends to the first floor, and there is access to the living and dining rooms as well as a useful storage cupboard beneath the stairs.

Living Room

13'5" x 11'2" (4.1m x 3.4m)

This spacious living room enjoys a large bay window that fills the room with light. It is presented in neutral tones with a feature fireplace as a focal point. The room is comfortably arranged with sofas and a piano, creating a warm and inviting space ideal for relaxation.

Dining Room

11'10" x 10'10" (3.6m x 3.3m)

The dining room benefits from a pair of doors opening to the garden, creating a bright and airy atmosphere. It offers ample space for a dining table and chairs, with a decorative ceiling light adding character. An archway leads through to the kitchen, establishing a convenient flow between the two spaces.

Kitchen

8'4" x 6'6" (2.5m x 2.0m)

The kitchen is well fitted with white cabinets and wood-effect work surfaces. It features a built-in oven, gas hob with stainless steel extractor, and tiled splashbacks in a checkerboard pattern. A window above the sink provides garden views and natural light, and there is space for a washing machine under the counter, with access from the dining room through an archway.

Landing

Bright & airy landing flooded with natural light via a generously sized double glazed window & loft access.

Bedroom 1

13'10" x 10'10" (4.2m x 3.3m)

On the first floor, the main bedroom is comfortably spacious with a large window overlooking the front. The decor is light and neutral, creating a peaceful environment, with ample space for bedside tables and additional furniture.

Bedroom 2

11'10" x 10'9" (3.6m x 3.3m)

The second bedroom is a generous double with a large window framing views to the rear. It is a bright room with plenty of space for bedroom furniture and storage, decorated in soft, neutral tones.

Bedroom 3

8'4" x 6'8" (2.5m x 2.0m)

This smaller bedroom is ideal for a child's room, nursery, or could serve as a handy home office. It benefits from a window that brings in natural light and a neutral decor that makes it easy to personalise.

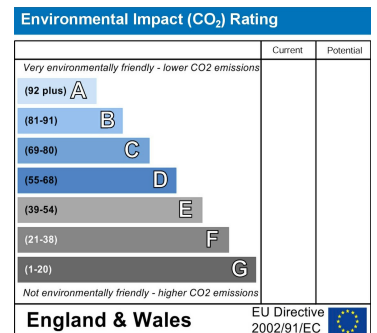
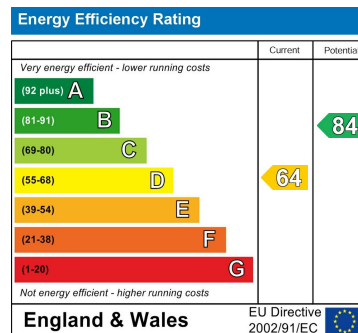
Bathroom

6'6" x 5'11" (2.0m x 1.8m)

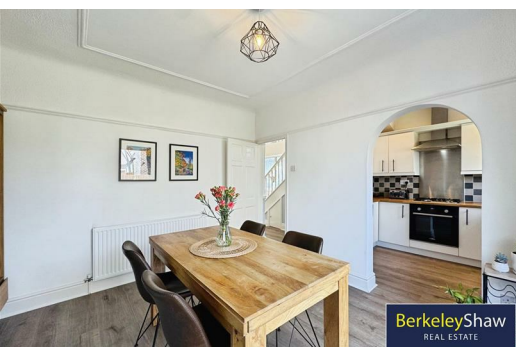
A bright and practical bathroom with white wall tiles and a window overlooking the rear. It includes a bath with shower, a modern basin with storage cupboard beneath, and a toilet. The bathroom is simple and functional with neutral flooring.

Rear Garden

The rear garden offers a delightful outdoor space with a paved patio area leading onto a lawn bordered by mature shrubs and plants. A garden shed provides useful storage, while the enclosed garden is perfect for relaxing or entertaining with ample room for outdoor seating.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in the floorplan. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee can be given as to their operation or efficiency for the given plan.



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