



BerkeleyShaw
REAL ESTATE

62 Ennerdale Road, Liverpool, L37 2EA

Offers In The Region Of £500,000

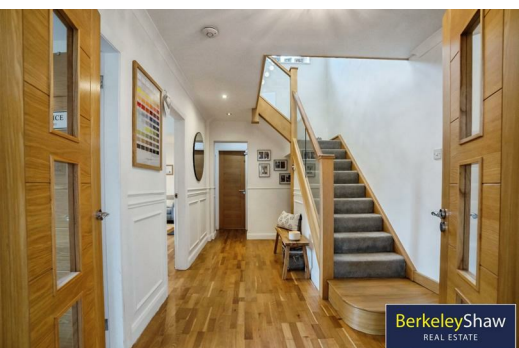
An exceptional extended detached residence, originally designed as a four-bedroom home and now thoughtfully reconfigured to create an outstanding three-bedroom layout centred around a luxurious principal suite.

This beautifully presented property offers spacious and versatile accommodation, finished to a high standard throughout. The home is entered with a 'Rock' composite front door, impressive oak double doors opening into a stunning wide galleried hallway featuring elegant panelled walls and a striking oak and glass staircase. Engineered oak flooring flows seamlessly throughout the ground floor, enhancing the sense of quality and continuity.

To the rear of the property is a superb open-plan kitchen, living and dining space, perfectly designed for modern family life and entertaining. The kitchen is fitted with quality units and a Neff cooker, while a log burner creates a warm and inviting focal point to the living area.

The ground floor also offers a separate front lounge with a bay window overlooking the front aspect, along with a versatile family room that could equally serve as a home office. A utility room provides additional practicality and leads directly to the garage, which benefits from an electric door. A contemporary downstairs shower room adds convenience, and there is a charming understairs area cleverly converted to provide a cosy space for four-legged family members.

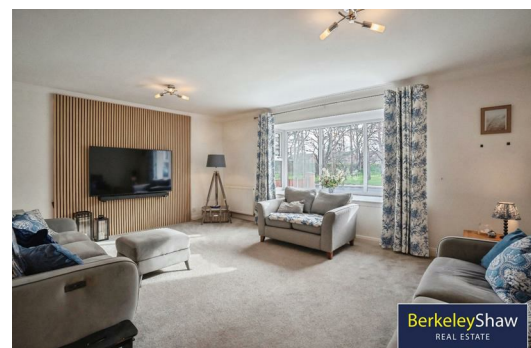
Upstairs, the property continues to impress with three generous double bedrooms and a stylish family bathroom. The principal bedroom is a true highlight, featuring built-in wardrobes, a dedicated dressing room and a



BerkeleyShaw
REAL ESTATE



BerkeleyShaw
REAL ESTATE



BerkeleyShaw
REAL ESTATE

Porch

Hall

Lounge

19'3" x 15'3" (5.87 x 4.66)

Family Room

11'6" x 15'3" (3.53 x 4.66)

Kitchen/Living/Dining

13'7" x 10'1" (4.15 x 3.09)

Utility

Downstairs Shower Room

5'10" x 4'8" (1.79 x 1.43)

Bedroom 1 (ensuite)

13'9" x 13'5" (4.21 x 4.10)

DOUBLE

Ensuite

8'0" x 7'2" (2.44 x 2.19)

Dressing Room

Bedroom 2

11'6" x 9'7" (3.53 x 2.93)

DOUBLE

Bedroom 3

11'6" x 9'7" (3.53 x 2.93)

DOUBLE

Family Bathroom

10'10" x 5'9" (3.32 x 1.77)

Landing

Integral Garage

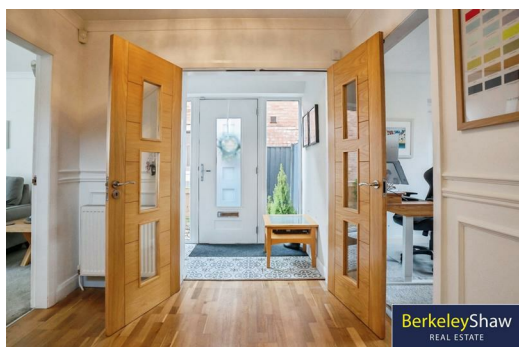
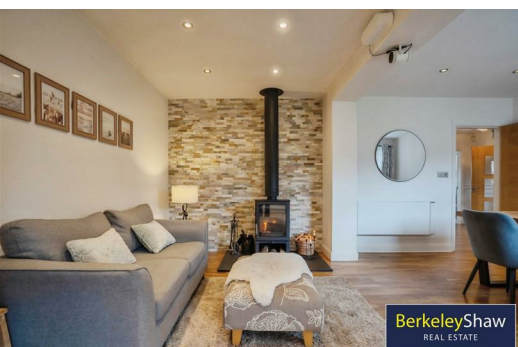
12'3" x 7'3" (3.75 x 2.23)

Dining Room

11'6" x 8'11" (3.53 x 2.72)

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



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

