



BerkeleyShaw

30 Abbotsford Gardens, Liverpool, L23 3AP Offers Over £350,000

****STUNNING EXTENDED FAMILY HOME IN SOUGHT-AFTER LOCATION****

A BEAUTIFUL and generously proportioned four-bedroom semi-detached home, thoughtfully extended and enhanced to offer stylish, versatile living throughout. Boasting a LARGE SUNNY GARDEN, off-road PARKING, and an impressive attic conversion, this property is ideal for modern family life.

At the heart of the home is a BRAND NEW KITCHEN, seamlessly open-plan to the dining area, complete with a charming log burner, perfect for both everyday living and entertaining. Bespoke double-glazed doors flood the space with natural light and open out onto a stunning, well-maintained garden. To the rear, a brick-built outbuilding, currently used as a pottery studio but offers fantastic flexibility whether for STORAGE, a HOME OFFICE, or GYM.

The property also features a characterful front lounge with a feature fireplace and beautifully retained coloured glass windows, sympathetically double glazed to preserve the home's charm. A convenient downstairs WC completes the ground floor.

To the first floor, there are two spacious double bedrooms (either suitable as the principal), a further well-sized single bedroom, a family bathroom, and a separate WC—ideal for busy households.



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Hall

Lounge

15'9" x 13'10" (4.82 x 4.24)

Dining Room

13'10" x 12'7" (4.24 x 3.85)

Downstairs WC

4'5" x 2'10" (1.36 x 0.87)

Bedroom 1

15'9" x 13'10" (4.82 x 4.24)

DOUBLE

Bedroom 2

13'10" x 12'7" (4.24 x 3.85)

DOUBLE

Bedroom 3

7'6" x 6'5" (2.31 x 1.98)

SINGLE

Bathroom

8'6" x 6'5" (2.61 x 1.98)

Separate WC

3'3" x 2'11" (1.01 x 0.90)

Bedroom 4

17'1" x 14'2" (5.21 x 4.33)

DOUBLE

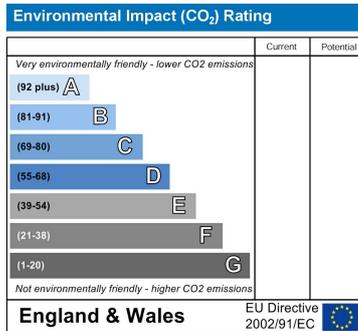
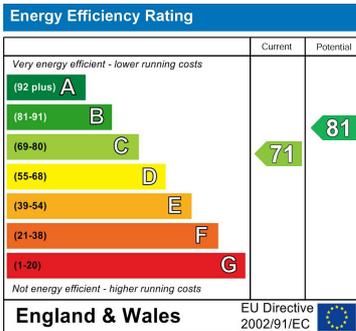
Ensuite Shower Room

6'5" x 4'11" (1.98 x 1.52)

Brick Built Store



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, levels 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, supplies and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years. Made with Metaphor 2020



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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

