BerkeleyShaw

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# 37 Southport Road, Liverpool, Merseyside L23 4TH

## Offers In Excess Of £370,000

An IMMACULATE 3 BED SEMI-DETACHED property benefiting from a LUXURY ANNEX.

The property is ideally located with views across rolling countryside with easy access to the new BROOMS CROSS ROAD.

The property benefits from key features such as OFF ROAD PARKING, CONVERTED LUXURY LIVING and ENTERTAINMENT SPACE to the rear, BI-FOLD Doors off the rear reception room, and low maintenance astro turf.

To the ground floor, the property consists of Entrance Hallway, Two Reception Rooms, Kitchen and access to rear garden and ANNEX, which houses; TV Lounge, En suite Shower Room, Utility Room.

To the first floor there are 3 bedrooms and a Family Bathroom,

Please contact our offices to arrange a viewing of this up to date property.

## Reception Hall
11'3" x 6'8" (3.44 x 2.05)
An inviting hall complemented by three arched head double glazed windows with encapsulated original leaded light and stained glass panels set within the double glazed units, finned radiator, corniced art rail, Amtico floor, under stair storage cupboard, coved and panelled ceiling. A panelled return staircase leads up to the first floor.

## Lounge
14'11" x 12'0" (4.55 x 3.66)
Having a six sectioned leaded light double glazed bay window overlooking the front aspect, Amtico flooring, limestone fire surround with a wood burning stove set on a raised hearth, picture rail, coved and panelled ceiling, radiator.

## Living Room
15'2" x 12'5" (4.64 x 3.79)
Bi-folding doors provide a connection to the garden, lime stone fire surround with inset wood burning stove set on a raised hearth, Amtico flooring, radiator, picture rail, coved and panelled ceiling.

## Kitchen
9'8" x 13'9" (2.96 x 4.2)
Offering a quality arrangement of base, wall and drawer units furnished with marble work surfaces, up stands and sills connecting to a glazed splash back, built-in oven, microwave, gas hob, integrated family fridge and integrated dish washer, double glazed window, down lighters, leaded light window, barn door to side courtyard.

## Wet Room
8'10" x 4'2" (2.7 x 1.28)
An attractive wet room with porcelain tiling to walls and floor, shower unit with glazed screen, rain and rinse shower, low level WC, wash basin with mixer tap, downlighters, double glazed window.

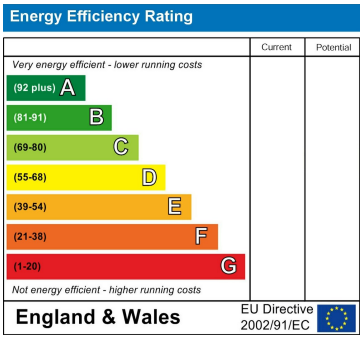
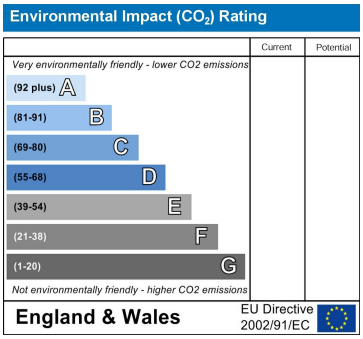
## Landing
Traditional picture rail and access to loft

## Master Bedroom
12'4" x 12'6" (3.78 x 3.82)
Double glazed window offering views over the surrounding fields and beyond with a further complementary double glazed port hole window to the side with leaded light detail, radiator, fitted wardrobes offering hanging space and store, picture rail, coved ceiling.

## Bedroom 2
12'5" x 12'2" (3.8 x 3.72)
Double glazed leaded light window offering views over the surrounding mature gardens to the rear, attractive fitted wardrobes offering hanging space and store, high level shelving, radiator.

## Bedroom 3
9'8" x 7'6" (2.97 x 2.3)
One double glazed window, radiator, fitted wardrobes offering hanging space and store, picture rail.

## Family Bathroom
11'11" x 5'9" (3.64 x 1.76)
Double glazed window offering views over the surrounding fields and beyond with a further complementary double glazed port hole window to the side with leaded light detail, radiator, fitted wardrobes offering hanging space and store, picture rail, coved ceiling.

## Summer House Garden Room
23'7" x 8'11" (7.21 x 2.74)
A delightful addition to the property enjoying five panel high quality bespoke bi-folding doors which provide free flowing access onto the rear garden, pitched roof with double glazed roof lights and a wood burning stove, porcelain tiled floor.
There is a combination of exposed brick and plaster walls providing contrast, under floor heating system.

## Outside
The block paved frontage and block paved driveway allows for off road parking with the curtilage being walled with gated access.
To the side of the property there is a rear courtyard finished in block paving with gated access to the front and access into the utility room situated to the rear of the summer house/leisure room.
The front garden is block paved with an area of lawn gated providing access. The rear garden has a block paved patio serving the rear of the dwelling and summer house, there is an area of low maintenance artificial lawn and raised and retained borders finished in timber offering a colourful array of flowers and shrubs.