



22a Ronald Road, Liverpool, Merseyside L22 3XU

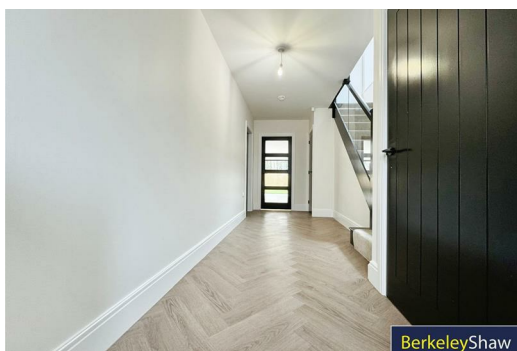
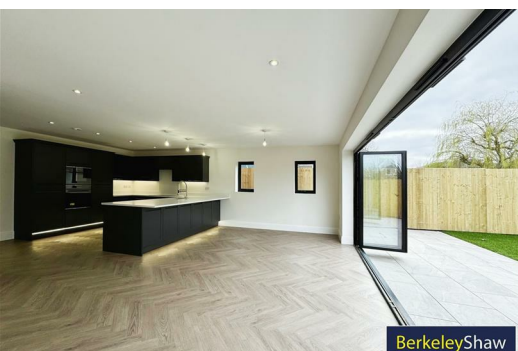
Offers Over £525,000

Berkeley Shaw Real Estate is delighted to present this exceptional four-bedroom detached new build home on Ronald Road, Waterloo. Finished to an impeccably high specification, this property offers spacious, modern living with a turnkey finish, perfect for families and professionals alike.

Situated in a highly sought-after location, the area boasts a fantastic range of amenities, including excellent schools, independent shops, restaurants, cafés, and bars. Commuters will appreciate the strong transport links to both Liverpool City Centre and Southport, with easy access via road and rail.

Upon entering, you are welcomed by a bright and inviting hallway leading to a modern WC. The impressive living room, bathed in natural light from dual-aspect windows, is elegantly finished with a stylish media wall. At the heart of the home is the stunning open-plan kitchen, dining, and family space, featuring quartz worktops, integrated appliances, herringbone LVT flooring, and bifold doors that seamlessly connect indoor and outdoor living. A separate utility room provides additional convenience, with access to the boiler room.

Upstairs, the bright and airy landing is illuminated by a generous window, leading to four spacious double bedrooms. Two of the bedrooms boast modern en-suite shower rooms, while a luxurious four-piece family bathroom showcases a statement freestanding bath, corner shower, and stylish up-lighting.



Entrance hall

LVT herringbone flooring, double glazed window, storage cupboard & stairs to upper floor.

WC

Double glazed window, WC, basin with storage, tiled floor & tiled walls.

Living room

3 x Double glazed windows & underfloor heating.,

Kitchen diner/family room

2 x Bi-folding doors, range of wall & base units, quartz work tops, composite sink with pre-rinse tap, integrated dishwasher, induction hob, double electric oven, underfloor heating, LVT flooring, 2 x double glazed windows & extractor hood.

Utility room

Double glazed window, base unit with storage, space for washing machine, stainless steel sink & access to boiler room.

Boiler room

Underfloor heating manifold & water cylinder.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed window, radiator & spotlights.

En-suite shower room

Double glazed window, towel radiator, tiled floor, tiled walls, WC, spots & walk in shower with glass screen.

Bedroom 2

Double glazed window, radiator & en-suite access.

En-suite shower room

Double glazed window, WC, basin, towel radiator, spotlights, corner shower, tiled floor & tiled walls.

Bedroom 3

Double glazed window & radiator.

Bedroom 4

Double glazed window & radiator.

Bathroom

2 x double glazed windows, WC, basin, towel radiator, free standing bath with hand shower, corner shower with rainfall shower head, tiled walls, tiled floor, spotlights & up-lighting.

Externally

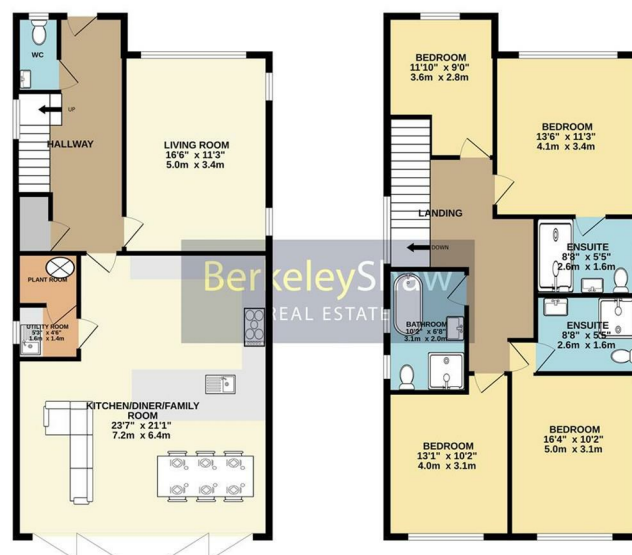
Front garden-block paved driveway & lawn.
Rear garden- Porcelain tiled patio,

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

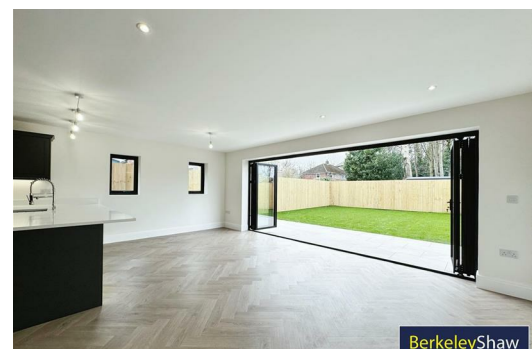
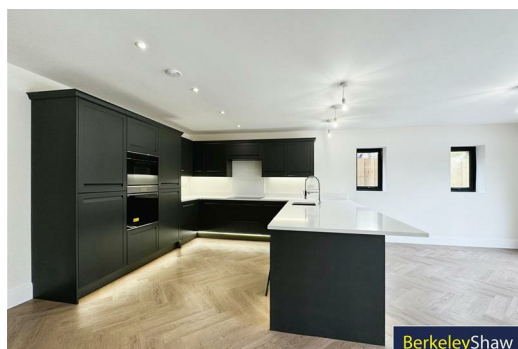
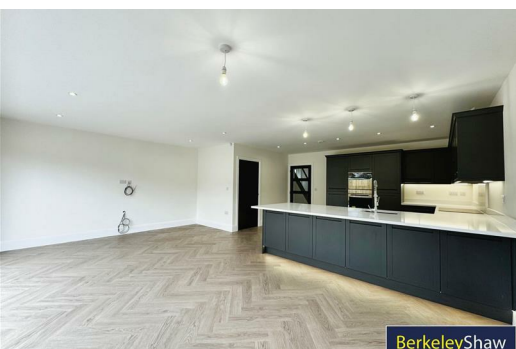
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurement of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors. Plans are shown for information only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given for their quality or efficiency for the given. Plans are for reference only.



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