



## 38 Heather Way, Liverpool, L23 1XE

### Offers In Excess Of £250,000

Berkeley Shaw Real Estate present an immaculate semi-detached house, this outstanding three-bedroom property offers an exceptional opportunity for families seeking a comfortable and contemporary home. Located in a desirable area with convenient access to public transport links and reputable nearby schools, this property combines practicality with refined living.

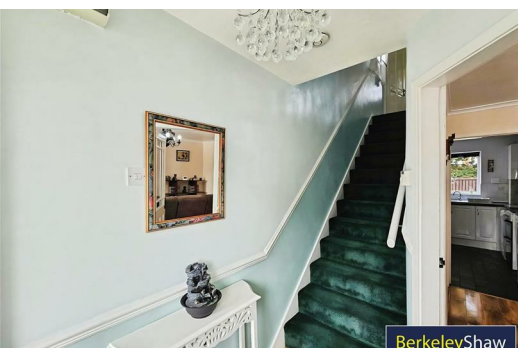
Upon entering, you are greeted by a hallway leading to two spacious reception rooms. The open-plan main reception features large windows that flood the space with natural light, creating a welcoming atmosphere ideal for entertaining or relaxing with family. The second reception room boasts direct access to the garden, seamlessly blending indoor and outdoor living.

The modern kitchen is thoughtfully designed, benefiting from an abundance of natural light and picturesque views over the private garden, making it an inviting space for culinary pursuits and family gatherings.

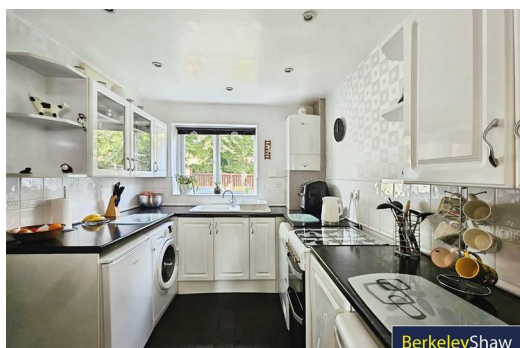
Accommodation includes a generous master bedroom, a further double bedroom, and a single bedroom, offering ample flexibility for family living or guests. The property further comprises a well-appointed shower room, complete with a heated towel rail for added comfort.

Externally, the property is complemented by an attractive garden, perfect for outdoor enjoyment, and a single garage, providing secure parking or additional storage.

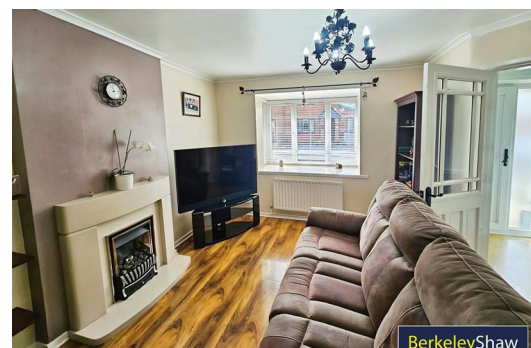
With an EPC rating of C and located within council tax band B, this immaculate residence presents an excellent opportunity for families seeking a well-connected and stylish home. Early viewing is highly recommended to appreciate all that this superb property has to offer.



BerkeleyShaw



BerkeleyShaw



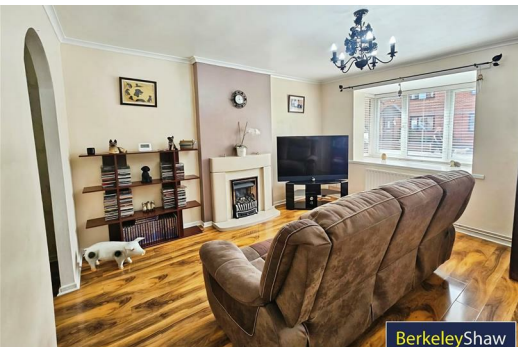
BerkeleyShaw

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	

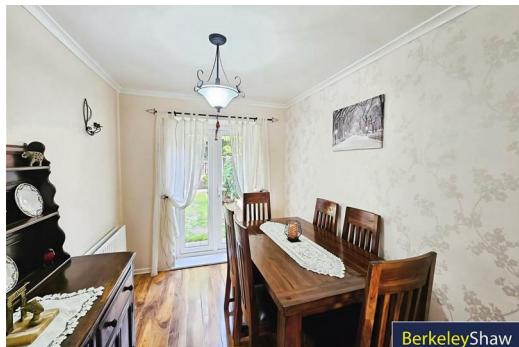
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



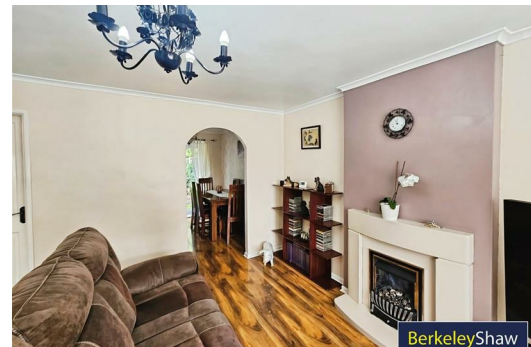
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of items, elevations, levels and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for European purposes only and should be used as such by any prospective purchaser. The drawings, screens and descriptions shown have not been tested and no guarantee is given as to their accuracy or otherwise. Made with Metreage C2025



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

