



## 67 Amaury Road, Liverpool, L23 9UY

### Offers Over £190,000

Berkeley Shaw are delighted to bring to market this beautifully presented three-bedroom mid-terrace home on Amaury Road, Thornton – a location that perfectly balances convenience, community, and connectivity. Situated within easy reach of Crosby town centre, a choice of highly regarded local schools, and just minutes from the M57 and M58 motorway networks, this property is ideal for families, first-time buyers, and commuters alike.

Step inside and you are welcomed by a bright entrance hall, complete with useful cloak space beneath the stairs. To the front, the bay-fronted living room offers a warm and inviting atmosphere, perfect for relaxing at the end of the day. To the rear, the property truly impresses with a modern kitchen diner, newly fitted and featuring a stylish range of integrated appliances. This sociable space is ideal for entertaining, with double doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the landing leads to three well-proportioned bedrooms, each filled with natural light, along with a contemporary three-piece family bathroom.

Externally, the front of the property boasts a paved garden with fantastic potential to create off-street parking (subject to the necessary permissions). The rear garden is a real highlight, offering a generous layout with patio areas, mature planted borders, a lawned section, and handy outbuildings – one currently serving as a utility room and the other as an outside WC.



## Front elevation

Paved front garden with potential for conversion to off street parking (subject to necessary permissions).

## Hallway

A welcoming hallway with wood-effect flooring and a staircase leading to the first floor. The space is bright and provides access to the living room and kitchen/diner, creating a practical flow through the ground floor.

## Living Room

14'1" x 12'2" (4.3m x 3.7m)

The living room features a large bay window allowing plenty of natural light to fill the space. It is carpeted and comfortably accommodates two sofas, creating a cosy area ideal for relaxation and socialising.

## Kitchen/Diner

18'5" x 8'11" (5.6m x 2.7m)

A modern kitchen/diner with neutral walls and wood-effect flooring that extends through the space. The kitchen is fitted with white cabinetry, black worktops, and integrated appliances including an oven and hob. At the dining end, there is space for a table and chairs, and French doors open out to the garden, creating a lovely connection between indoor and outdoor living.

## Utility Room

6'3" x 5'3" (1.9m x 1.6m)

This utility room offers a practical space with enough room for laundry appliances. It is conveniently located separately from the main kitchen area and includes a small adjacent WC for added convenience.

## Bedroom 1

12'4" x 11'6" (3.8m x 3.5m)

A spacious double bedroom with a large window providing natural light. The room is carpeted and decorated with a floral feature wall, creating a warm and inviting atmosphere for rest and relaxation.

## Bedroom 2

12'4" x 8'11" (3.8m x 2.7m)

This second bedroom is another generously sized double, featuring a large window and carpeted flooring. The room benefits from ample natural light and is decorated in a neutral style, making it versatile for various uses.

## Bedroom 3

8'11" x 8'0" (2.7m x 2.4m)

A smaller bedroom with a window overlooking the exterior. The room is carpeted and currently used as a study or music room, offering flexibility as a bedroom or workspace.

## Bathroom


A fully tiled, bright bathroom with a frosted window to the rear. It features a white suite including a wash basin, toilet, and a bath with an overhead shower and curtain, providing a clean and practical family bathroom.


## Rear Garden

The rear garden offers a pleasant outdoor space with a paved patio area ideal for seating and relaxing. The lawn is well-maintained and bordered by flowerbeds and fencing, with a garden shed providing useful storage space. The garden is enclosed, private, and suitable for play or quiet outdoor enjoyment.

## Out buildings

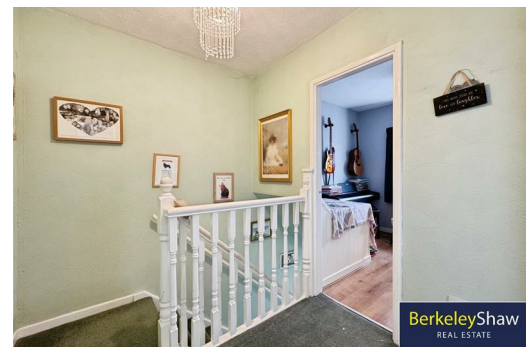
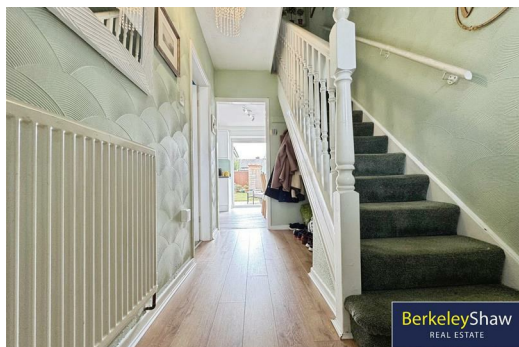
Currently utilised as a utility room and outdoor Wc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 floors, walls, rooms and areas given herein are approximate and no responsibility is taken for any errors, omissions or misstatements. The floorplans are for information only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency for the given date shown on the floorplans.



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