



BerkeleyShaw

48 Roseworth Avenue, Liverpool, L9 8HF

Offers Over £350,000

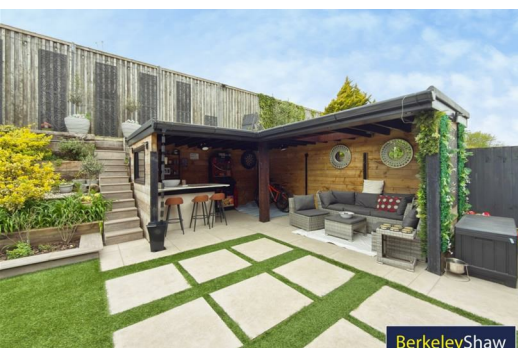
A beautifully presented and much-improved four-bedroom detached home, thoughtfully extended to both the front and rear, offering versatile and spacious accommodation ideal for modern family living.

Upon entry, you are welcomed by an inviting hallway leading to a well-proportioned family room with built-in storage, which could easily be utilised as a fifth bedroom or home office. The property boasts a separate spacious lounge providing flexible reception space, which flows seamlessly through to a stunning open-plan kitchen/living/dining room. This impressive area features a large island with breakfast bar, a stylish Wren kitchen, and ample space for entertaining. A separate utility room with electric sliding door and a convenient downstairs WC complete the ground floor accommodation.

Patio doors open onto a private, landscaped rear garden, designed for both relaxation and entertaining. A standout feature is the bespoke garden room, complete with bar area, games corner, and comfortable seating space, creating the perfect year-round retreat.

Upstairs, the property offers a beautiful family bathroom with full-size bath, overhead shower, and built-in storage. The principal bedroom benefits from its own ensuite shower room and walk-in wardrobe. There is a further generous double bedroom and two well-sized single bedrooms, ideal for children, guests, or home working.

Situated in a highly convenient location, the property provides excellent access to major motorway links, making commuting to Liverpool City Centre straightforward. It is also within easy reach of Aintree Retail Park and



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Hall

Family Room

14'3" x 7'10" (4.36 x 2.40)

Front Lounge

16'3" x 12'2" (4.97 x 3.73)

Rear Lounge Area

10'0" x 8'11" (3.06 x 2.74)

Kitchen/Diner

25'11" x 18'6" (7.90 x 5.65)

Utility

4'7" x 4'7" (1.41 x 1.41)

Electric door sliding door, NEW boiler, door to Downstairs

Toilet

Downstairs Toilet

Bedroom 1

15'3" x 13'8" (4.67 x 4.19)

DOUBLE with ensuite shower room plus Walk-in Wardrobe

Ensuite

8'3" x 5'4" (2.53 x 1.64)

Bedroom 2

11'6" x 9'3" (3.52 x 2.83)

DOUBLE

Bedroom 3

11'6" x 6'5" (3.52 x 1.96)

SINGLE

Bedroom 4

7'11" x 7'10" (2.42 x 2.40)

SINGLE

Bathroom

8'3" x 5'6" (2.53 x 1.68)

Garden Room/Bar

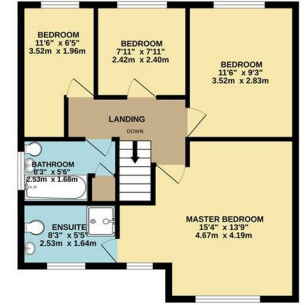
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
819 sq.ft. (76.1 sq.m.) approx.



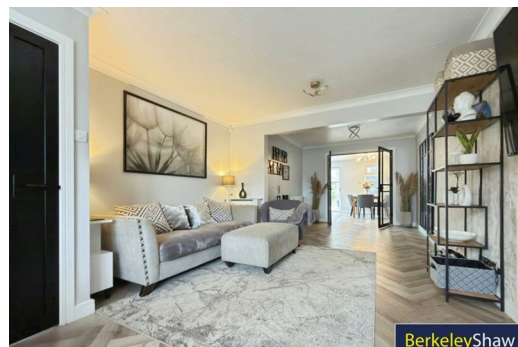
1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



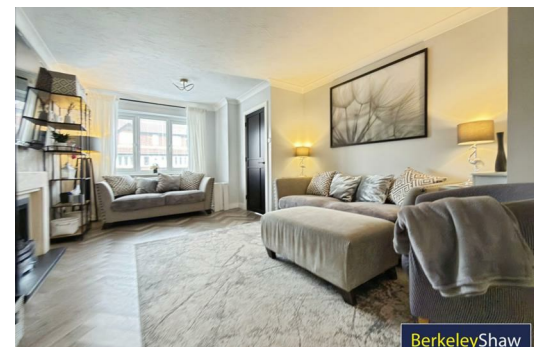
TOTAL FLOOR AREA: 1380 sq.ft. (128.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or efficiency. Call for more.
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