



BerkeleyShaw
REAL ESTATE

254A Southport Road, Liverpool, L31 4EG

£679,000

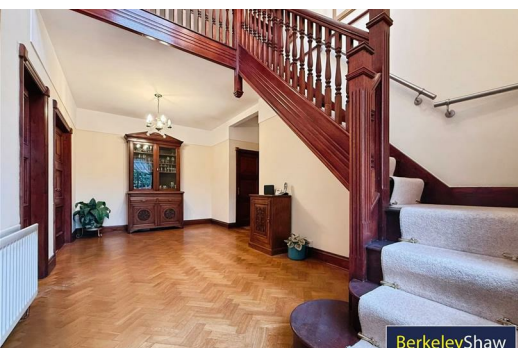
Berkeley Shaw Real Estate present for sale this four-bedroom detached house in Lydiate, offering generous living space and excellent access to local amenities and green spaces.

The property features two reception rooms, both with fireplaces and large windows. The main reception is open-plan with garden views and direct access to the south-facing garden, creating a well-connected living and entertaining area. The second reception room provides an additional flexible living space.

The open-plan kitchen includes marble countertops, built-in pantries, a breakfast area and dining space. Large windows and garden patio doors provide good natural light and direct access to the garden and BBQ area. A mezzanine level offers additional versatile space.

There are four double bedrooms. One master bedroom benefits from an en-suite, while a second master bedroom includes a walk-in closet and dressing room. A further two double bedrooms complete the sleeping accommodation. The main bathroom includes a free-standing bath and built-in storage, with a second bathroom featuring a rain shower and built-in storage. The property falls within Council Tax Band F.

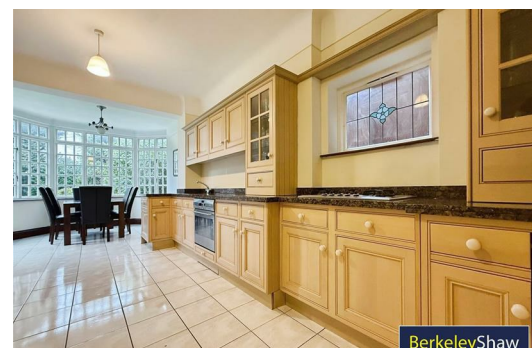
Externally, the house offers a private gated driveway, single garage, outbuildings, parking and a south-facing garden with BBQ area, ideal for enjoying the surrounding green spaces, walking and cycling routes characteristic of this sought-after Lydiate location.




BerkeleyShaw




BerkeleyShaw



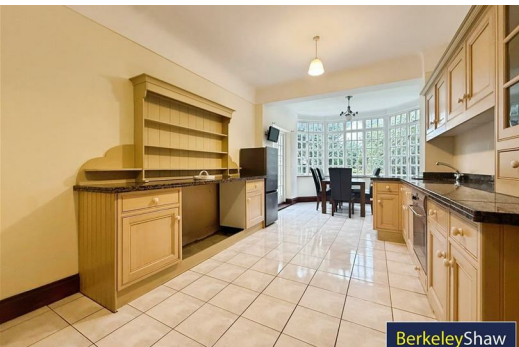
BerkeleyShaw

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			
		74	79
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 	



TOTAL FLOOR AREA: 2412 sq. ft. (224.0 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
 Made with MyEnergy Centre



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.
 Company No. 0784754

Berkeley Shaw Real Estate Limited.
 Company No. 05206927

