



55 Handfield Road
Liverpool, Merseyside L22 0NU
Offers In Excess Of £275,000

BerkeleyShaw

55 Handfield Road, Liverpool, Merseyside L22 0NU

BERKELEY SHAW are delighted to offer for sale this stunning FIVE BEDROOM family home that has been tastefully updated in the most part by the current owners and offers light and airy accommodation set out over three floors. The accommodation briefly comprises a lovely entrance hallway with period features including colored paned glass door, picture rails and ceiling rose, two reception rooms, ground floor updated wet room and stunning kitchen dining family room with bi-folding doors opening onto the recently landscaped garden. To the first floor there are three bedrooms and a family bathroom. The master bedroom has been left undecorated so a buyer can add their stamp, as have the two bedrooms on the second floor. An internal inspection is highly recommended.

Entrance Vestibule

Wooden door into the entrance vestibule. Door with colored paned glass into the entrance hall.

Entrance Hallway

A lovely entrance hallway with period features including high ceilings, picture rails, ornate coving and ceiling rose. Doors off to ground floor rooms. Stairs to the first floor. Door to basement. Cast iron radiator.

Lounge

18'10" x 15'1" (5.75 x 4.62)

A good sized lounge with double glazed bay window to front. Feature fireplace. Radiator.

Second Reception Room

14'9" x 13'1" (4.51 x 3.99)

With double glazed window to rear and feature fireplace. Laminate flooring and radiator.

Ground Floor Shower Room

6'9" x 4'9" (2.06 x 1.47)

Fitted with a modern suite comprising walk in shower, hand washbasin and WC. Tiled walls and flooring. Double glazed obscured window to side.

Kitchen Dining Room

24'10" x 10'9" (7.57 x 3.29)

Fitted with a beautiful range of cream wood base and wall units with complimenting granite work surfaces incorporating sink unit with mixer tap. Double glazed windows to side and feature bi-folding doors opening

on to the patio area of the recently landscaped garden. Built in Rangemaster cooker. Space for fridge freezer, washing machine and tumble dryer. Storage cupboard.

First Floor

A split level landing with doors off to bedrooms and family bathroom and stairs to the second floor.

Bedroom One

15'0" x 11'10" (4.58 x 3.63)

Double glazed window to front. Door to walk in wardrobe/ nursery. Feature fireplace, Radiator. This room has not been redecorated.

Walk in Wardrobe/ Nursery

11'4" x 6'5" (3.46 x 1.97)

Double glazed window to front. This room has not been redecorated.

Bedroom Two

15'0" x 12'11" (4.59 x 3.95)

Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Three

18'8" x 10'8" (5.71 x 3.26)

Double glazed window to rear. Radiator.

Family Bathroom

7'1" x 7'1" (2.16 x 2.16)

A three piece suite comprising paneled bath with shower attachment, hand wash basin and WC. Double glazed obscured window to side.

Second Floor

Velux windows. Doors off to bedrooms four and five.

Bedroom Four

19'5" x 10'2" (5.94 x 3.12)

With Velux windows and eaves storage. This room has not been finished.

Bedroom Five

14'10" x 12'11" (4.53 x 3.96)

Double glazed window to rear. This room has not been finished.

Garden

The garden is to the rear of the property and has just been recently landscaped and is laid to mainly lawn with a patio area that is laid to Indian stone paving.



