



32 Cavendish Road, Liverpool, L23 6XB

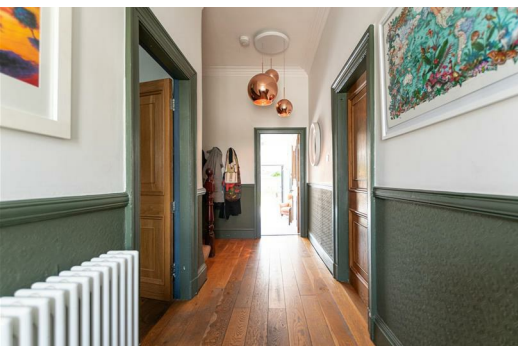
Offers Over £525,000

If you are searching for an expansive family home bursting with original features, charm and elegance, this could be the ideal home for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this stunning five-bedroom mid-terrace home located on Cavendish Road in the highly sought after postcode of L23. The property is just a short walk away from Blundellsands & Crosby Train Station, making this an ideal purchase for commuters. The area also offers an abundance of amenities including a range of shops, restaurants, cafes & superb schools, adding to the desirability for families.

Entering the property via the open aspect porch with impressive, tiled floor, you are welcomed by an inviting entrance hall with WC & utility area. The stunning living room with feature fireplace and engineered oak flooring is the ideal space to relax of an evening. To the rear of the property is the impressive kitchen boasting a range of integrated Neff appliances including induction hob, electric oven, coffee machine, microwave & dishwasher. The space is flooded with natural light via bi-folding doors & ceiling lantern. The kitchen is tastefully finished with a range of walnut & oak units with Pietra Serena Sandstone worktop. Completing the ground floor layout is a stunning dining room with Roundhouse designed units, providing access to the impressive office space. Rising to the first floor, the split-level landing provides access to three double bedrooms, the master-suite boasting an en-suite shower room & there is a stunning family bathroom with separate WC. The upper floor boasts two further bedrooms & additional storage space. Externally, the property has driveway parking for two vehicles & impressive rear garden with patio area & laid to lawn.

Viewing is absolutely essential to appreciate the quality of this unique home!



Open aspect porch

Tiled floor.

Entrance hall

Engineered oak flooring, coving, mild steel column radiator & stairs to first floor.

Lounge

Double glazed sliding sash windows, ceiling rose, radiator, feature cast iron fireplace & picture rail.

Kitchen

Roundhouse Design kitchen, stainless steel sink with Quooker taps, range of wall & base units with walnut drawers & feature walnut unit. Range of Miele appliances including coffee machine, electric oven with induction hob, dishwasher, Barazza extractor fan, Barazza Teppanyaki plate & gas hob. Zebra wood breakfast bar, Pietra Serena Sandstone work top, triple glazed bi-folding doors, triple glazed window, porcelain tiled floor, sky light, tiled splash back, vertical radiator & air conditioning unit.

Dining room

Porcelain tiled floor, mild steel column radiator, UPVC 'French' style doors, feature fireplace, Roundhouse Design storage unit with walnut drawers & hidden study.

Snug/Office

UPVC sliding slash windows, porcelain tiled floor, radiator, coving, Roundhouse Design desk & storage.

WC

WC, basin, tiled floor & plumbing for washing machine.

Split level landing

Bedroom 1

UPVC double glazed sliding sash windows, cast iron feature fireplace & radiator.

En-suite

Porcelain tiled floor, double glazed window, tiled walls, WC & basin with vanity unit.

Bedroom 2

UPVC sliding sash windows, laminate floor, radiator, coving & feature fireplace.

Bedroom 3

UPVC sliding sash window, mild steel column radiator & laminate flooring.

Bathroom

Porcelain tiled floor, metro effect porcelain tiling, double sink, shower unit, double glazed window, Fired Earth bath, shower unit with glass screen & spotlights.

WC

Double glazed window, WC, basin & tiled floor.

Upper landing

Bedroom 4

2 x UPVC double glazed windows, laminate floor & radiator.

Bedroom 5

Laminate floor, electric radiator & velux window.

Store room

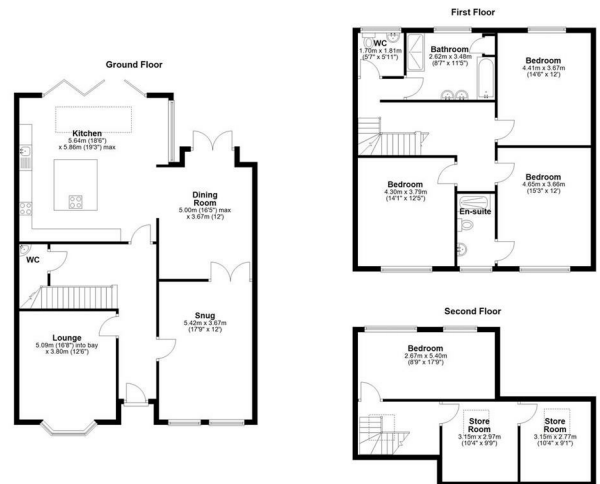
Laminate floor, electric radiator & velux window.

Externally

Driveway parking for two cars. Rear garden with granite flagged patios, laid to lawn, pergola with external lighting & outside sockets.

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	



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