



BerkeleyShaw

40 Barkhill Road, Liverpool, L17 6AZ

Offers Over £485,000

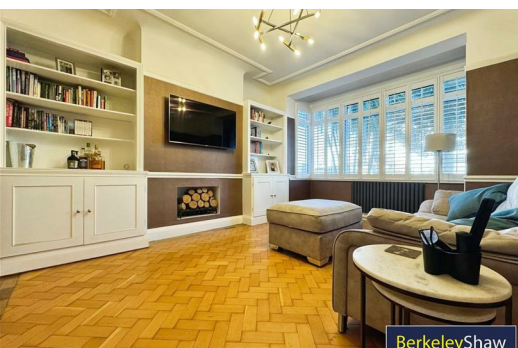
Welcome to this beautifully renovated three-bedroom semi-detached home on Barkhill Road in Aigburth. Blending modern design with original features, this property is sure to impress potential buyers seeking comfort and style in a sought-after area.

Aigburth is one of Liverpool's most desirable locations, offering excellent schools, fantastic transport links adding to the desirability for commuters, beautiful green spaces for those who enjoy a stroll, and a wide range of shops, bars, and restaurants.

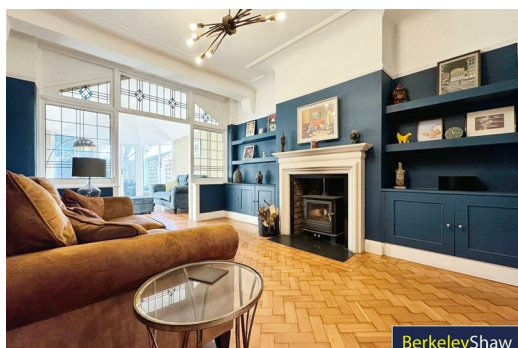
Upon entering, you're greeted by a welcoming porch and an entrance hall with stunning parquet flooring, complemented by a separate WC. The spacious living room features custom-fitted storage and elegant shutter blinds. At the rear, the sitting room boasts inbuilt storage and a log burning stove, flowing into the family room where double doors open onto the garden. The heart of the home is the impressive kitchen diner, with integrated appliances, Velux window, and double doors to the garden. This bright space is perfect for family meals or entertaining. The ground floor also includes a study, ideal for those working from home.

Upstairs, the property offers three generously sized double bedrooms and a luxurious four-piece bathroom, complete with a walk-in shower and freestanding bath, providing a real feel of luxury.

Externally, the front garden is walled in sandstone, with off-street parking for two cars. To the rear, the 'L' shaped garden features a patio areas, side BBQ area, lawn, and an outbuilding, providing ample space for outdoor



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Porch

Sitting room

Parquet flooring, radiator, log burning stove, custom storage in alcoves, feature stained glass windows & open aspect to sun room.

Entrance hall

Parquet floor, radiation, feature stained glass window & front door.

Living room

Double glazed windows to bay, radiator, parquet flooring, shutter blinds, double wooden doors to sitting room & custom storage built into alcove.

Family room

Newly fitted roof, UPVC doors & windows to garden, parquet flooring & radiator.

Study

Parquet flooring, 2 x double glazed windows, UPVC door to garden, radiator & shutter blinds.

Kitchen diner

Range of wall & base units, UPVC double glazed doors to garden, Velux windows, tiled splash back, oak work tops, vertical radiator, stainless steel sink with drainer, integrated dishwasher, integrated washing machine machine, double glazed windows, spotlights & feature hanging light over dining area.

WC

WC & basin with mosaic tiled splash back.

Landing

Feature double glazed window, bespoke light fitting & loft access.

Bedroom 1

Double glazed windows, shutter blinds, radiator & fitted wardrobes.

Bedroom 2

Double glazed window, shutter blinds & radiator.

Bedroom 3

Double glazed window, shutter blinds & radiator.

Bathroom

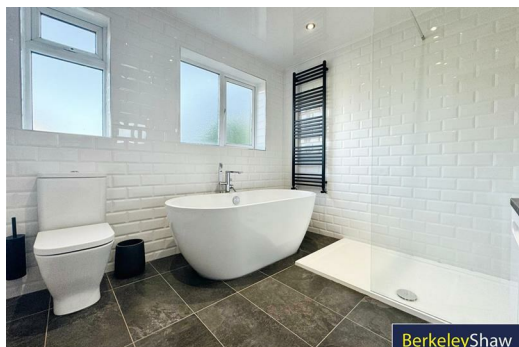
2 x double glazed windows, tiled floor, tiled walls, towel radiator, walk in shower, free standing bath with hand shower, spotlights, WC & basin with storage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		45
(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	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here are not tested and no guarantee can be given as to their operability or efficiency for the given. Made with Metacore 2020



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

