



BerkeleyShaw

7 Eden Drive North, Liverpool, L23 9SP

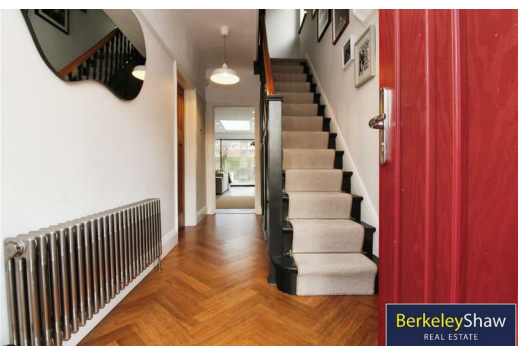
£350,000

Welcome to this impressive extended four-bedroom semi-detached home located on Eden Drive North, L23. Offering a perfect blend of contemporary design, practical family living, and a high-quality finish throughout, this property is sure to impress.

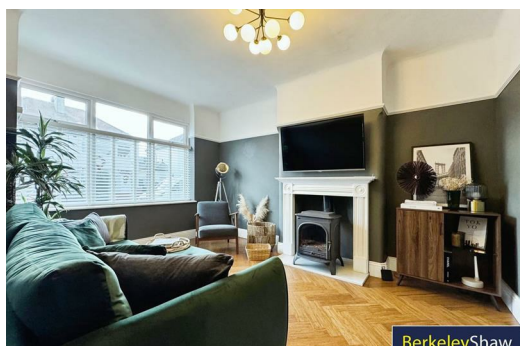
As you step inside, you'll find a welcoming entrance hall with an understairs WC. From here, you access the cosy front living room with a log-burning stove, ideal for relaxing. The impressive open-plan kitchen diner is the heart of the home, featuring a stylish island, integrated appliances, and underfloor heating for added comfort. A stunning ceiling lantern floods the space with natural light, creating a bright, airy atmosphere. Sliding doors lead to the rear garden, offering a seamless transition between indoor and outdoor living. This is a fantastic space for entertaining guests!

On the first floor, you'll find two generously sized double bedrooms with fitted wardrobes. A third bedroom, currently used as a home office, provides flexibility for those working from home or in need of a quiet study area. The modern family bathroom is beautifully finished, offering both style and functionality. The upper floor is dedicated to the spacious master suite, which includes two separate dressing rooms, providing plenty of storage and a luxurious feel. The ensuite shower room is sleek and modern, finished to a high standard with a walk-in shower.

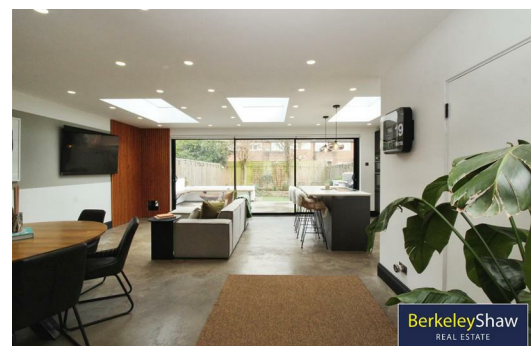
Externally, the property offers off-street parking and a beautifully finished rear garden, designed for easy living. The garden features a stylish patio area with an outdoor kitchen and firepit, perfect for entertaining. With artificial turf and carefully placed planters, the space is low-maintenance.



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Entrance hall

Bamboo flooring & radiator.

Living room

Bamboo flooring, radiator, double glazed windows to bay & log burning stove.

Kitchen diner

Roof lanterns, centre island with breakfast bar, induction hob, quartz work tops, boiling water tap, double electric oven, coffee/drinks area with sink, double glazed sliding doors to rear garden & concrete floor with underfloor heating.

WC

WC, basin, part tiled walls & tiled floor.

Garage

Utility area, boiler & UPVC doors to driveway.

Landing

Double glazed window & stairs to upper floor.

Bedroom 1

Double glazed windows, fitted wardrobes & radiator.

Bedroom 2

Double glazed window, radiator & fitted storage.

Bedroom 3

Wooden floor, double glazed window & storage.

Bathroom

Double glazed window, inset storage for towels, WC, basin, tiled floor, tiled walls, spotlights & bath with shower screen and rainfall shower head.

Upper landing

Velux window.

Master suite

Wooden floor, radiator & double glazed window.

Dressing room 1

Wooden floor, sliding door & velux window.

Dressing room 2

Wooden floor, sliding door & velux window.

En-suite

Double glazed window, WC, basin, tiled floor, part tiled walls and walk in shower with rainfall shower head.

Externally

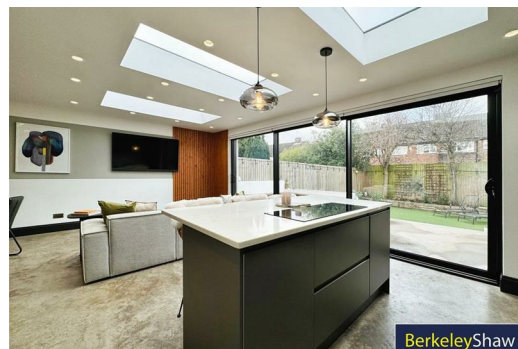
Block paved driveway with off street parking & rear garden with patio area, sitting area, planters & artificial lawn.

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	



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, levels and any other such data are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, features and specifications shown hereon may be altered without notice and no guarantee is given as to their availability or otherwise at the time of sale. Made with Metaphor (2022)



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

