BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



Stoneycroft Thirlmere Road, Liverpool, Merseyside L38 3RQ

Offers Over £525,000

This elegant Edwardian three-bedroom, three-bathroom home on Thirlmere Road in 'Old' Hightown offers a rare opportunity to acquire a property that beautifully combines period charm with contemporary style.

Sympathetically extended by the current owners to over 1700sq, ft the home now features a show-stopping open-plan kitchen, utility room, and downstairs WC—all thoughtfully designed to complement the character and quality of the original house.

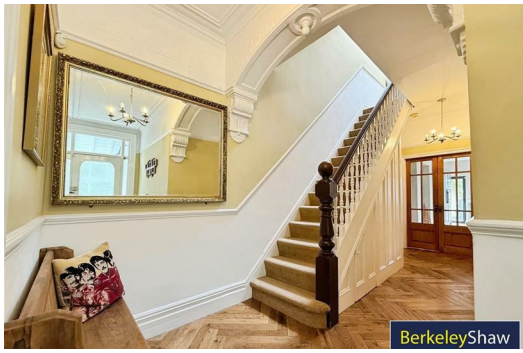
Perfectly situated close to Hightown Train Station, local pub, cricket club, and the sandy beach, the property offers the ideal balance between convenient commuting and relaxed coastal living. There is also scope for future extensions or a loft conversion should your needs evolve.

The bespoke kitchen, designed by the current owners, seamlessly integrates with the living and dining area to create the true heart of the home. Featuring a striking roof lantern, bespoke quartz worktops, and maple flooring, this space is both stylish and welcoming. The adjoining utility room and convenient WC add practicality without compromising on design.

Upstairs, a bright and spacious landing with high ceilings and a Velux window leads to three generously sized double bedrooms, each with its own feature fireplace. The principal bedroom benefits from a private shower room next door, while the family bathroom is beautifully appointed with a full-sized bath and a walk-in double shower.







Porch
Open porch with Edwardian floor. Original reconditioned wooden front door with triple glass pane.

Hall
13'5" x 4'3" (4.1 x 1.3)
L shaped hallway, original coving, radiator, wood tiled flooring

Front Lounge
13'5" x 12'5" (4.1 x 3.8)
Hard wood frames with coloured lead light original feature transom , radiator, focal fireplace, seagrass carpet.

Family Room
14'5" x 11'1" (4.4 x 3.4)
Two UPVC double glazed windows, radiator, marble feature fireplace & fitted carpets

Kitchen/Living/Dining Room
Maple flooring

Utility Room
11'1" x 4'3" (3.4 x 1.3)

Cloakroom
low level wc, sink, wood effect flooring

Landing
wooden framed window, radiator, storage cupboard

Bedroom 1
13'1" x 12'1" (4.0 x 3.7)
DOUBLE - UPVC double glazed window, radiator, fire surround. Fitted Wool carpet.

Shower Room
6'10" x 4'3" (2.1 x 1.3)
UPVC double glazed window, radiator

Bedroom 2
15'1" x 9'10" (4.6 x 3)
DOUBLE - UPVC double glazed window, radiator, built in wardrobe, fire surround.

Bedroom 3
12'1" x 10'2" (3.7 x 3.1)
DOUBLE - UPVC double glazed window, radiator, built in wardrobe, fire surround.

Family Bathroom
9'2" x 6'10" (2.8 x 2.1)
low level wc, sink with storage area underneath, bath, walk-in shower, towel ladder radiator, Victorian style clothes airer, tiled walls, tiled floor, 2 UPVC double glazed windows.

Garage
Detached garage to the rear of property.

Loft
boarded out loft area for storage

Garden Room/Gym

Outside
To the front there is a driveway with parking for several cars, garage, lawn, trees and shrubs.
To the rear there is a patio area, lawn, trees and shrubs and private access to the cricket club.

