



2 Waterside Park, Liverpool, L36 4RN

Offers Over £550,000



Waterside Park is an exceptional example of a beautifully extended four-bedroom detached family home, perfectly positioned within a private cul-de-sac in the heart of Huyton. Offering both privacy and convenience, the property is ideally located close to local amenities, excellent transport links, and major motorway connections.

The accommodation is thoughtfully designed and finished to a high standard throughout. Upon entering, you are welcomed by a spacious entrance hallway with a convenient ground floor WC. The property boasts a comfortable living room and a rear lounge which flows seamlessly into a stunning, substantial open-plan kitchen and dining area. This impressive space features a bi-folding window, allowing for an abundance of natural light and a great connection to the outdoor space, alongside a cosy snug area ideal for modern family living. Further enhancing the ground floor is a versatile additional room, currently utilised as a home gym, along with a separate utility room providing practical everyday convenience. To the first floor, the property offers four well-proportioned double bedrooms. Two of the bedrooms benefit from ensuite facilities, including the master suite which also features a walk-in wardrobe, creating a luxurious and private retreat. Externally, the property provides off-road parking and side access. To the rear, there is a substantial landscaped garden, complete with astro turf and patio areas, making it perfect for both entertaining and family enjoyment.

The property is offered on a leasehold (971 years remaining) basis, with EPC rating to be confirmed.





APLETON





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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		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.