



15 Abbotsford Road, Liverpool, Merseyside L23 6UX

Offers In The Region Of £475,000

BERKELEY SHAW PRESTIGE are pleased to present this impressive 12 BED DETACHED property in the heart of Blundellsands.

The property, which up until recently had been operating as a care home, is suitable either to continue as a care home, or to be adapted to provide family accommodation or even conversion to a number of apartments.

The property is laid out over 4 floors, including lower ground, which provides access to a sizable rear garden. The property also benefits from a fully functioning and serviced elevator (lift).

Please contact us to arrange your early viewing as we are waiting to receive floor plans.



Porch
Original wooden front door, tiled floor, half glazed front door.

Hall
Radiator, stairs to first floor.

Front Lounge
16'4" x 15'5" (5.0 x 4.7)
Double glazed bay window to front, marble fire surround, gas fire with marble hearth, fitted cupboard, picture rail, radiator.

Rear Lounge
20'4" x 15'5" (6.2 x 4.7)
Double glazed window to rear, marble fire surround, gas fire with marble hearth, picture rail, radiator, access to lift.

Bedroom 1
10'2" x 8'10" (3.1 x 2.7)
Double glazed window to front, vanity unit with washbasin, radiator.

Bedroom 2
15'1" x 12'1" (4.6 x 3.7)
Double glazed bay window to rear, vanity unit with washbasin, radiator.

Cloakroom
Pedestal washbasin, 2 low level W/C's.

Lower Ground
Turned staircase to lower ground, Rear door to garden.

Laundry Room
10'5" x 8'10" (3.2 x 2.7)
Windows x 2, stainless steel sink unit with drainer and mixer tap, fitted wall cupboards, plumbing for washing machine.

Lower ground room
9'6" x 5'6" (2.9 x 1.7)
Currently used as an office

Pantry
Fitted with shelving

Kitchen
16'0" x 14'5" (4.9 x 4.4)
Window x 2, stainless steel sink x 2, drainer with mixer taps, range of wall and base units, drawer units, space for fridge/freezer, space for range cooker, fitted meter cupboard for gas and electric, part tiled walls.

Inner Hall
Lift access.

Motor Room
For Lift.

Office
8'10" x 7'10" (2.7 x 2.4)
Picture rail.

Room
14'5" x 11'1" (4.4 x 3.4)
Double glazed window, picture rail, radiator, rear door to garden.

Room
14'5" x 13'1" (4.4 x 4.0)
Double glazed window to rear, picture rail, radiator.

Bathroom
7'2" x 4'3" (2.2 x 1.3)
Window to side, pedestal washbasin, low level W/C, shower cubicle with Triton electric shower, fully tiled walls.

Landing to 1st Floor
Window to side

W/C
Window to side, low level W/C

Bathroom
8'6" x 6'2" (2.6 x 1.9)
Double glazed frosted window, pedestal washbasin, panelled bath with shower over, fitted cupboard, radiator.

Inner Hall
Radiator, access to lift.

Washroom
8'6" x 5'6" (2.6 x 1.7)
Window to front, pedestal washbasin.

Bedroom 3
12'9" x 6'10" (3.9 x 2.1)
Double glazed window to front, vanity unit with washbasin, picture rail, radiator.

Bedroom 4
15'8" x 15'1" (4.8 x 4.6)
Double glazed window to rear, vanity unit with washbasin, picture rail, radiator.

Bedroom 5
15'5" x 7'2" (4.7 x 2.2)
Window to rear, vanity unit with washbasin, picture rail, radiator.

Bedroom 6
15'1" x 7'2" (4.6 x 2.2)
Window to rear, vanity unit with washbasin, picture rail, radiator, fire escape.

Bedroom 7
13'1" x 7'2" (4.0 x 2.2)
Double glazed window to front, vanity washbasin, picture rail, radiator.

Landing to 2nd Floor
Window to side.

Inner Hall
Radiator

Bathroom
8'10" x 6'6" (2.7 x 2.0)
Panelled bath, pedestal washbasin.

W/C
Frosted window to side. low level W/C

Inner Hall
Radiator, lift access.

Bedroom 8
9'6" x 5'6" (2.9 x 1.7)
Skylight window.

Bedroom 9
15'1" x 13'1" (4.6 x 4.0)
Window x 2 to side to front, vanity unit with washbasin, radiator

Bedroom 10
15'5" x 13'5" (4.7 x 4.1)
Double glazed windows x 2 to side, velux window, vanity washbasin, radiator.

Bedroom 11
15'1" x 7'2" (4.6 x 2.2)
Double glazed window to rear, vanity washbasin, radiator.

Bedroom 12
15'1" x 7'6" (4.6 x 2.3)
Double glazed window to rear, vanity washbasin, radiator, access to fire escape

Rear Garden
Well established garden, laid to lawn, well stocked borders with shrubs, bushes, pear tree, apple tree, fig tree, plum tree and raspberry bush, 7 sheds, access to front.

Front Garden
Laid to lawn, well established borders with shrubs and bushes, blocked paved drive, parking for several cars.

