



28 Burbo Bank Road North, Liverpool, Merseyside L23 8TA

£525,000

BERKELEY SHAW PRESTIGE are pleased to present this THREE bedroom detached Bungalow in BLUNDELLSANDS which boasts unrivaled views over THE RIVER AND WELSH HILLS beyond.

The property sits in a large plot and is in need of refurbishment. There is however, significant potential given the design of the current building and the plot in general.

The property benefits from double glazing and comprises of porch, hallway, Kitchen/Diner, Lounge, Dining Room, WC, and FAMILY BATHROOM together with THREE bedrooms .

The rear garden is laid to lawn with plants, shrubs and a patio area. The front has a flagged driveway with parking for several vehicles. This has the potential to be an Executive Dwelling in a highly desirable part of Merseyside.

Please call us now to arrange your early viewing.



Porch

UPVC entrance door, frosted UPVC window to front , UPVC clad walls and meter cupboards

Hall

Spacious hallway with UPVC door to front and radiator. Access to inner hall which has loft access, built in storage, radiator and access to bedrooms

Front Lounge

19'4" x 14'9" (5.9 x 4.5)

UPVC double glazed windows to side and front with views over the estuary and Welsh hills beyond, 2 radiators, marble fire surround and hearth, built in storage cupboard and parquet flooring

Dining Room

13'5" x 11'9" (4.1 x 3.6)

Accessed by triple bi folding glazed doors from the hallway, UPVC double glazed patio doors to rear and radiator

Kitchen

17'0" x 10'5" (5.2 x 3.2)

UPVC double glazed window to rear, range of wall and base units, stainless steel sink, gas hob, electric oven, plumbed for washing machine, access to garage

Cloakroom

5'2" x 4'7" (1.6 x 1.4)

UPVC double glazed frosted window to side, low level WC, pedestal wash hand basin and part tiled walls

Bedroom 1

14'1" x 10'9" (4.3 x 3.3)

UPVC double glazed window to front with views over the estuary and welsh hills beyond, radiator and built in wardrobes

Bedroom 2

13'5" x 10'2" (4.1 x 3.1)

UPVC double glazed window to rear, radiator, built in wardrobe and vanity sink unit

Bedroom 3

13'5" x 11'9" (4.1 x 3.6)

UPVC double glazed window to rear, radiator

Family Bathroom

9'10" x 6'2" (3 x 1.9)

UPVC double glazed frosted windows to side, Art Deco Bathroom suite comprising of molded bath, pedestal wash hand basin and low level WC, heated towel rail and radiator

Garage

There is a triple garage to the side of the property which has power, and water tap. It houses the Vaillant central heating boiler and has windows that overlook the rear garden.

Rear garden

Substantial rear garden consisting of patio area raised beds, lawns, shrubs and trees

Front Garden

Drive for several vehicles with access to the garage, lawn and shrub borders

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		
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