

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown here and been tested and no guarantee as to their operation or efficiency can be given. Made with floorplan.co.uk



13 Richard Road
 Blundellsands, Merseyside L23 8TD
 £425,000



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WOULD YOUR CHILDREN LOVE ADVENTURE IN THEIR VERY OWN SECRET GARDEN?.....

This SUBSTANTIAL 4 BEDROOM DETACHED FAMILY HOME has DEVELOPMENT OPPORTUNITY.

The property benefits from double glazing and central heating and comprises of Hallway, Lounge, Kitchen/ Breakfast Room, Formal Dining Room, Conservatory, Study, Utility Room, Morning Room, Double Garage to the ground floor. To the first floor there is Landing, Four Bedrooms and a Family Bathroom.

The garden has patio area, laid to lawn with plants, shrubs, trees and "Secret Garden"

This property is offered with NO CHAIN

This is a FANTASTIC FAMILY HOME with DEVELOPMENT POTENTIAL VIEWINGS STRICTLY BY APPOINTMENT with BERKELEY SHAW THE ADVENTURE COULD START HERE!

Hallway

3.344 x 4.497 (10'11" x 14'9")

wooden external door with glass insert to either side leading to an L shaped hallway, radiator, under stairs storage, part glass partition wall, carpet



Cloakroom

1.795 x 1.605 (5'10" x 5'3")

low level WC, sink with vanity unit, UPVC double glazed window, radiator, part tiled walls, vinyl floor, alarm.

Lounge

7.089 x 3.960 (23'3" x 12'11")

UPVC double glazed windows x 3, UPVC double glazed sliding doors leading to conservatory, radiators x 2, electric fire with wooden surround, carpet



Dining Room

3.021 x 2.872 (9'10" x 9'5")

UPVC double glazed window, part glass partition wall, radiator, carpet



Conservatory

UPVC double glazed window, UPVC double glazed door to rear garden, tiled floor



Office

2.72m x 3.069m (8'11" x 10'0")

UPVC double glazed window, radiator, carpet



Kitchen

4.129 x 5.358 (13'6" x 17'6")

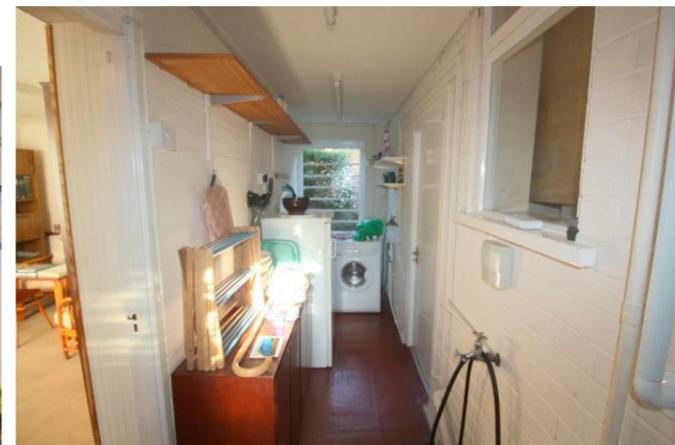
L shaped kitchen, range of wall and base units, stainless steel sink with mixer tap, space for gas cooker, space for fridge freezer, plumbing for dishwasher, UPVC double glazed windows x 2, radiator, part tiled walls, vinyl floor



Utility Room

1.251 x 5.042 (4'1" x 16'6")

Wooden window, UPVC double glazed door to rear garden, plumbing for washing machine, shelving, vinyl floor



Morning Room

4.714 x 3.372 (15'5" x 11'0")

UPVC double glazed windows x 2, radiator x 2, carpet





First Floor Landing

UPVC double glazed window, radiator, carpet, hatch with access to loft



Bedroom 2

3.961 x 3.211 (12'11" x 10'6")

UPVC double glazed window, radiator, wall light, carpet



Bedroom 3

4.146 x 3.03 (13'7" x 9'11")

UPVC double glazed window, radiator, wall light, carpet



Airing cupboard

1.23 x 0.736 (4'0" x 2'4")

Valiant combi boiler, shelves

Bedroom 1

3.423 x 3.952 (11'2" x 12'11")

UPVC double glazed window, radiator, fitted wardrobes, wall light, carpet



Bedroom 4

3.809 x 2.46 (12'5" x 8'0")

UPVC double glazed window, radiator, carpet



Family Bathroom

3.025 x 2.248 (9'11" x 7'4")

low level WC, sink with vanity unit, bath with overhead shower, storage cupboard, wall mounted storage cupboard, shaving point, extractor fan, UPVC double glazed window, part tiled walls, vinyl floor



Front Garden

Block paved driveway with room for several vehicles, access to double garage with up and over doors, well stocked borders with a range of shrubs and bushes, access to rear garden



Rear Garden

Patio area leading to large sunny garden laid to lawn with a variety of shrubs and trees



Double Garage

4.724 x 6.672 (15'5" x 21'10")

Electric metal shutter style doors, electrical points, double glazed window

