

4 Hall Road West
Liverpool, Merseyside L23 8SY
£499,950

BerkeleyShaw

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WOULD YOU LIKE TO BE THE PROUD OWNER OF A UNIQUE HIDDEN GEM?.....
Located down a PRIVATE ROAD this SUBSTANTIAL DETACHED FAMILY HOME boasts impressive UNINTERRUPTED views over WEST LANCS GOLF COURSE and the MERSEY ESTUARY.
The property has SUSTANTIAL DEVELOPMENT OPPORTUNITY, this property comes with a orchard set to the right side of the property, this plot of land is Freehold (main House and Land is Leasehold). There is however, significant development potential given the design of the current building and the plot in general.
The property benefits from double glazing and central heating and comprises of Open Porch, Hallway, Kitchen Morning room, Lounge, Formal Dining Room, Utility Room, Annex includes Hallway, Lounge, Bedroom, Shower Room, Single 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, Orchard to right side of the property.
This property is offered with NO CHAIN
VIEWINGS STRICTLY BY APPOINTMENT with BERKELEY SHAW
DO YOU DARE TO DREAM?.....

Front Exterior



Open Porch
Tiled floor

Hall
4.534 x 2.709 (14'10" x 8'10")
UPVC double glazed window to front, under stairs cupboard.



Lounge
5.481 x 5.618 (17'11" x 18'5")
UPVC double glazed box bay window to front, skirting board radiator heating, double doors to dining room.



Dining Room
4.545 x 2.717 (14'10" x 8'10")
UPVC double glazed window to front, radiator.



Annex

Hall
1.766 x 1.026 (5'9" x 3'4")

Lounge
2.824 x 3.063 (9'3" x 10'0")
UPVC double glazed window to rear, radiator.

Bedroom
2.861 x 3.049 (9'4" x 10'0")
UPVC double glazed window to rear, radiator

Shower Room
1.852 x 1.735 (6'0" x 5'8")
UPVC double glazed frosted window to rear, pedestal wash basin, shower cubicle with electric shower, low level W/C, tiled walls and floor, radiator.

Kitchen / Morning Room
4.562 x 5.081 (14'11" x 16'8")
UPVC double glazed window to front, UPVC double glazed patio door to rear, wall mounted gas fire, storage cupboard housing water cylinder, radiator, open to kitchen, range of wall and base units, one and half sink with drainer, mixer tap, plumbing for dishwasher, space for range cooker, part tiled wall.



Utility
2.166 x 1.721 (7'1" x 5'7")
Range of cupboards and shelving, plumbing for washing machine, space for freezer, door to garden.

Landing
11.860 x 1.146 (38'10" x 3'9")
UPVC double glazed windows x 2 to rear, eave storage, radiator x 2.

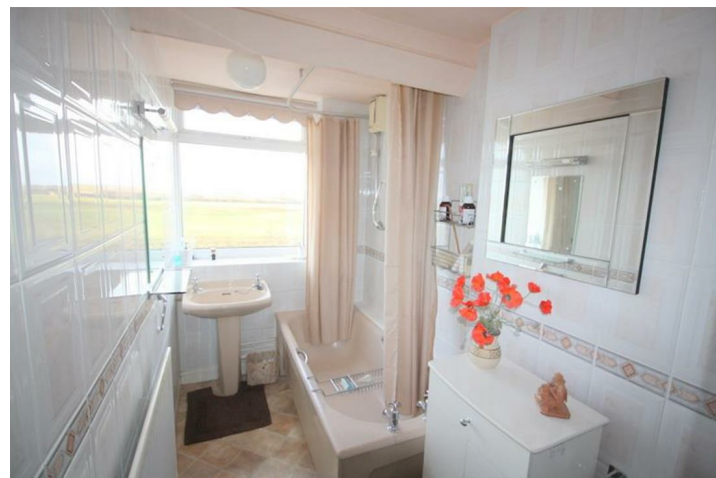


Bedroom 1
4.559 x 5.072 into wardrobe (14'11" x 16'7" into wardrobe)
UPVC double glazed window to front and rear, range of fitted wardrobes housing water tank, loft access, radiator.



Bedroom 4
 4.522 x 3.630 (14'10" x 11'10")
 UPVC double glazed window to front and rear, radiator.

Bathroom
 1.481 x 3.622 (4'10" x 11'10")
 UPVC double glazed window to front, pedestal wash basin, w.c. paneled bath with shower, loft access, tiled walls.



Bedroom 2
 4.400 into bay x 5.593 (14'5" into bay x 18'4")
 UPVC double glazed box bay window to front, radiator.

Bedroom 3
 3.624 x 2.765 (11'10" x 9'0")
 UPVC double glazed window to front, loft access, radiator.

Garage
 Up and over door

Garden
Laid to Lawn, established borders with shrubs, bushes and trees, patio area, orchard to side of property. drive to rear of property.



Orchard (Freehold)

