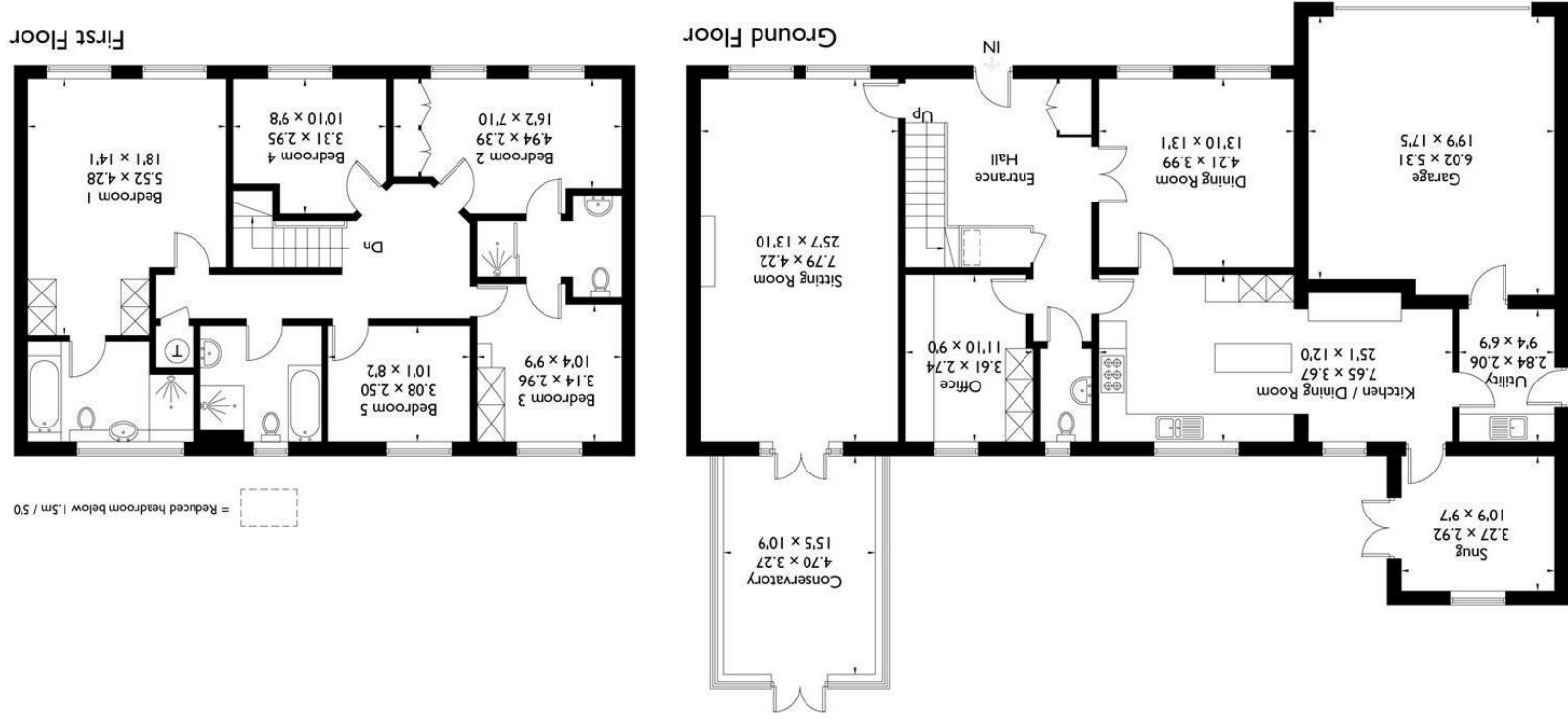
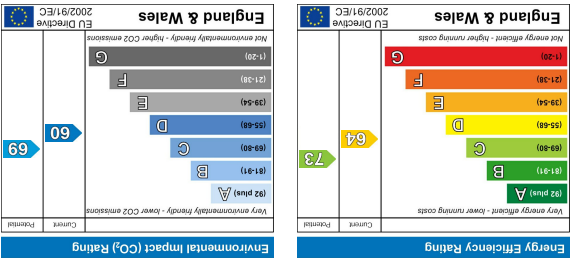


FLOORPLANZ © 2016 0845 6344080 Ref: 170855  
 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & compass bearings before making any decisions reliant upon them. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



22 Dowhills Drive, Liverpool, L23 8SU  
 Approximate Gross Internal Area  
 276.4 sq m / 2975 sq ft (including Garage)



22 Dowhills Drive  
 Liverpool, Merseyside L23 8SU  
 £695,000

## 22 Dowhills Drive, Liverpool, Merseyside L23 8SU

Berkeley Shaw are pleased to offer for sale a 5 BEDROOM DETACHED Charles Church constructed, very high specification luxury detached house, with accommodation over 2 stories. This extensive family accommodation comprises of three reception rooms, study, conservatory, fitted dining kitchen, utility room, downstairs cloakroom, five bedrooms, house bathroom, en-suite bathroom, adjoining en-suite shower room, gas central heating, double glazing, double garage, gardens, driveway/off road parking, security alarm system.

Blundellsands is a highly sought after residential location situated just to the north west of Liverpool, is named after the historic Blundel family of Little Crosby, and is within a short distance of Crosby beach Shoreline home to 'Another Place' by Anthony Gormley. The area benefits from a number of local amenities in nearby Crosby including banks, shops and supermarkets, as well as the local Merseyrail railway station of Blundellsands and Crosby.

There is good schooling in the area including the well respected 'Merchant Taylor' and 'St Mary's', they are both known for both its academic and sporting standards.

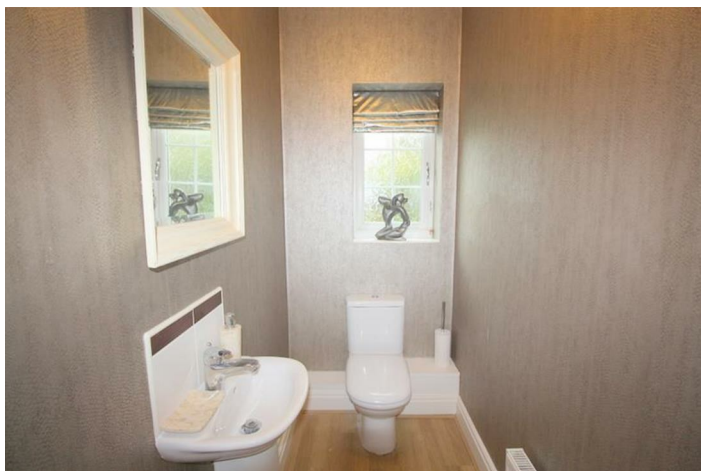
Viewing By Appointment Only.

### Reception Hall

Entered via solid wood multi point security door with light oak flooring, built in cloaks cupboard, built-in store cupboard, radiator and spot lighting, turned solid wood staircase to 1st floor and alarm control panel

### Cloakroom

Fitted with a low level w.c., pedestal washbasin with monobloc tap, radiator and double glazed Georgian style window with blind



### Lounge

7.758 x 4.22 (25'5" x 13'10")

Fitted with light oak flooring, two double glazed Georgian style windows to front with plantation shutters, three double radiators, contemporary fire surround with marble inset and hearth and inset contemporary 'Living Flame' gas fire and double glazed French doors to:



### Conservatory

4.7 x 3.27 (15'5" x 10'8")

Double glazed 3/4 height windows with wall mounted infra-red electric heater, ceramic floor tiles, French doors to rear garden.

### Dining Room

4.21 x 3.99 (13'9" x 13'1")

Entered through glazed double doors from hall with light oak flooring, two double glazed Georgian windows to front with plantation shutters, two radiators and access to:

### Kitchen Diner

7.65 x 3.67 (25'1" x 12'0")

Fitted with an extensive range of wall and base units, inset lighting, granite work surfaces, one and a half bowl stainless steel drainer with mixer tap, integrated dishwasher, AEG Range, extractor hood, Whirlpool fridge/freezer, light oak flooring, recess lighting, central island with storage facilities, double glazed Georgian window to rear. To the dining area there is a double glazed Georgian window, light oak flooring, radiator, access to family room and utility room.



### Utility Room

2.87 x 2.06 (9'5" x 6'9")

Fitted with a range of base units, stainless steel drainer with mixer tap, granite work surfaces, plumbing for washing machine, radiator, light oak flooring, access to rear and access to double garage.

### Study

3.61 x 2.74 (11'10" x 8'11")

Fitted with double desks with base storage, fitted bookcase with base storage, double radiator, light oak flooring, double glazed Georgian window to rear and radiator with blind



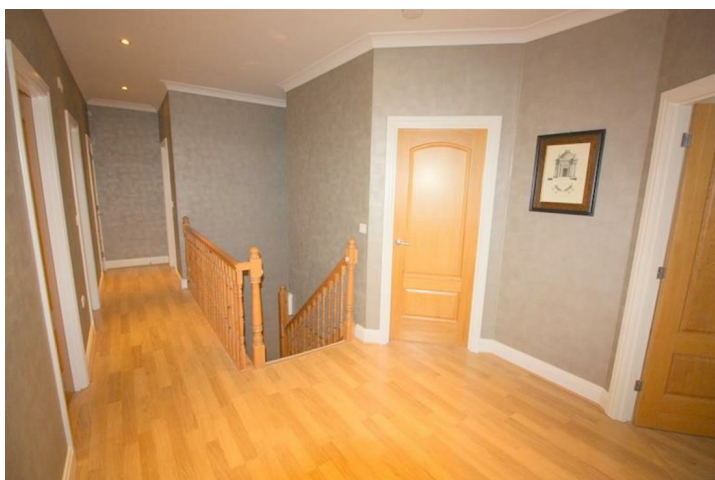
### Family Room

3.27 x 2.92 (10'8" x 9'6")

With light oak flooring, double glazed Georgian window, radiator and double glazed French doors to rear garden with blind

### Galleried Landing

With radiator, loft access, light oak flooring and turned wood staircase



**Master Bedroom**

5.52 x 4.28 (18'1" x 14'0")

With two double glazed Georgian windows to front fitted with plantation shutters, two radiators, light oak flooring and fitted wardrobes.

**Master En-suite Bathroom**

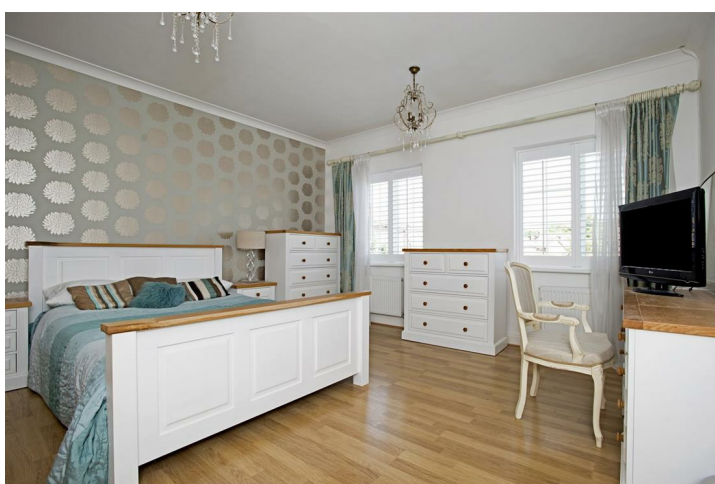
3.521 into shower and 2.141 (11'6" into shower and 7'0")

With cantilever low level w.c., vanity basin with built-in storage, bath, double shower with Aqualisa power shower with additional controls from outside, heated ladder towel rail, recess ceiling lighting, double glazed Georgian window to rear and light oak flooring.

**Bedroom 3**

3.14 x 2.96 (10'3" x 9'8")

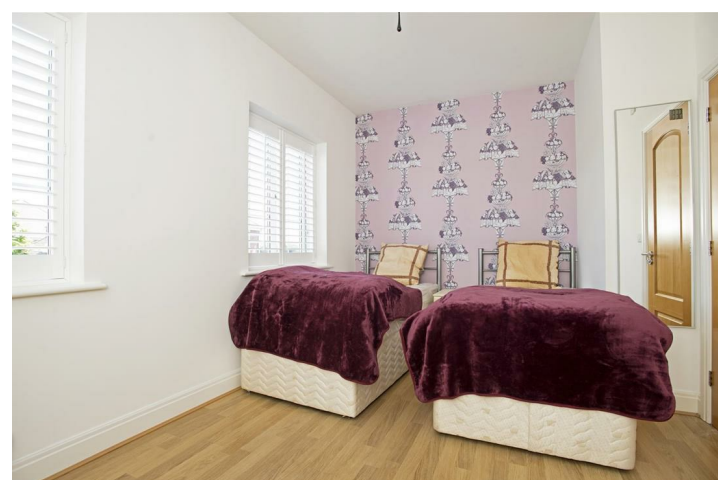
With two double glazed Georgian style windows to front, light oak flooring, radiator and fitted wardrobes.



**Bedroom 2**

4.94 x 2.39 (16'2" x 7'10")

With double glazed Georgian window to rear, light oak flooring, radiator and fitted wardrobes.



**Jack and Jill Bathroom**

Inter linking bedrooms 2 & 3 with walk-in double shower with Aqualisa power shower with additional controls from outside, low level w.c., pedestal washbasin having monobloc tap, heated ladder towel rail, fluorescent light with shaver unit, recess ceiling lighting, extractor fan, light oak flooring and part tiled walls



**Bedroom 4**  
3.31 x 2.95 (10'10" x 9'8")

With double glazed Georgian window to front, radiator and light oak flooring.



**Bedroom 5**  
3.08 x 2.5 (10'1" x 8'2")

With double glazed Georgian window to rear, radiator and light oak flooring.



**Family Bathroom**

With low level w.c, pedestal washbasin with monobloc tap, walk-in shower with power shower, tiled walls, light oak flooring, double glazed Georgian window, recess ceiling lighting, heated ladder towel rail and fluorescent light with shaver unit.



**Double Garage**

6.02 x 5.31 (19'9" x 17'5")

With electronically controlled up and over door, electric points and central heating boiler.

**Outside**

South facing rear garden with laid lawn and shrubbed areas, York stone patio area, water tap, security lighting, outside electric power points, access to front, not directly overlooked. Front lawned garden with York stone pathway, block paved driveway for additional parking, shrubbed areas and feature lighting.

