



The Villas Hall Road West, Liverpool, Merseyside L23 8SX

£640,750

Berkeley Shaw PRESTIGE are please to bring to the market this EXECUTIVE superior quality NEW BUILD HOME located in the sought after location of BLUNDELLSANDS. The property is close to all amenities including Hall Road Station, West Lancashire golf course and is just a short walk from Anthony Gormley's 'Another Place' at Crosby Beach. Both Merchant Taylors and St Mary's schools are nearby. From the open plan kitchen and breakfast area, to the large lounge and separate dining room and study, the layout of the Bridgemere is designed with family living in mind. Upstairs, the master bedroom has a large en suite and walk in wardrobe and the additional 3 double bedrooms and 2 bathrooms are sure to give you the space you need. Viewing is highly recommended and part exchange may be considered.



Lounge
17'9" x 14'1" (5.415 x 4.300)

Kitchen
12'9" x 11'11" (3.895 x 3.650)

Dining/Family Room
12'1" x 10'3" (3.700 x 3.140)

Family/Dining/Breakfast Room
14'1" x 7'4" (4.3 x 2.250)

Study
14'2" x 6'8" (4.340 x 2.050)

Laundry Room
9'0" x 5'3" (2.750 x 1.610)

Cloaks
7'8" x 3 (2.34m x 0.91m)

First Floor

Bedroom 1
16'4" x 12'1" (4.990 x 3.685)

Dressing Room
9'10" x 7'2" (3.000 x 2.190)

En-Suite 1
13'0" x 8'1" (3.980 x 2.475)

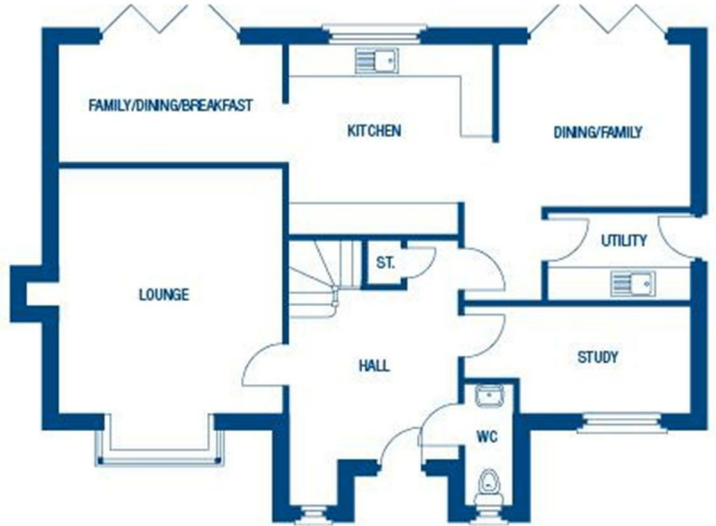
Bedroom 2
14'2" x 12'11" (4.335 x 3.960)

Bedroom 2 En-Suite
8'10" x 4'6" (2.70 x 1.380)

Bedroom 3
14'1" x 8'8" (4.315 x 2.650)

Bedroom 4
10'11" x 10'9" (3.330 x 3.300)

Bathroom
13'0" x 6'2" (3.980 x 1.895)



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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