



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

£689,750

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. Enjoy a little luxury in this magnificent 5 bedroom detached house. With high quality specification, space in abundance and a traditional design, The Winstler Special is the perfect home for your family. Viewing is highly recommended and part exchange may be considered.





**Lounge**  
12'4" x 18'6" (3.765 x 5.650)

**Kitchen Breakfast Room**  
16'0" x 18'8" (4.9 x 5.695)

**Family Room**  
11'8" x 10'2" (3.565 x 3.100)

**Dining Room**  
9'8" x 11'7" (2.950 x 3.550)

**Utility Room**  
10'8" x 6'4" (3.275 x 1.950)

**Cloakroom**  
4'5" x 5'5" (1.350 x 1.675)

**Master Bedroom**  
16'0" x 14'4" (4.900 x 4.375)

**En Suite to Master**  
3'10" x 7'9" (1.170 x 2.385)

**Bedroom 2**  
9'10" x 11'9" (3.010 x 3.585)

**Bedroom 3**  
12'5" x 9'0" (3.805 x 2.765)

**Bedroom 4**  
12'5" x 9'0" (3.805 x 2.765)

**Family Bathroom**  
9'10" x 6'4" (3.010 x 1.950)

**Bedroom 5 Second Floor**  
11'8" x 11'7" (3.580 x 3.550)

**Study Second Floor**  
6'6" x 8'4" (2.000 x 2.550)

**Bathroom 2nd Floor**  
8'0" x 9'8" (2.450 x 2.950)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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