



32 Blundell Road, Liverpool, Merseyside L38 9EG

Offers In Excess Of £500,000

TRADITIONAL, QUIANT and on a sought after road in "Old Hightown", this 4 BED DETACHED PROPERTY set in approximately half an acre, could be your family's forever home.

The property has magnificent Traditional Features including, Timber Beams, Wall Panelling and a spacious Gallery Landing.

The property has significant potential to add value and currently benefits from Porch, Vestibule, Entrance Hallway, 3 Reception Rooms, Kitchen, Orangery/Utility Room, and Cloakroom/WC to the ground floor. To the first floor, there are 4 Double Bedrooms, Bathroom and WC, with a storeroom on the half-landing. Externally there are impressive grounds laid to lawn, several patios, a double garage and off road parking on the driveway for several cars.

This is a wonderful property which many will love. Contact Berkeley Shaw for more information and viewing arrangements.



Porch
5'2" x 4'3" (1.6 x 1.3)
Tiled floor, lead lined Timber frame windows,

Vestibule
5'6" x 4'3" (1.7 x 1.3)
Tiled floor, lead lined timber window, wood panelling

Entrance Hall
18'0" x 11'9" (5.5 x 3.6)
2 x Double Radiators, Timber panelling, lead lined timber windows, wood panelling

Living Room
19'4" x 15'5" (5.9 x 4.7)
2 Bay windows (1 x UPVC, 1 x Timber frame) (Light both sides), 3 x Radiators, electric fire,

Dining Room
14'9" x 13'9" (4.5 x 4.2)
French Patio Doors-Timber frame) (Light both sides), 2 x Radiators, electric fire, serving hatch, timber feature beam

WC
5'6" x 4'7" (1.7 x 1.4)
Low Level WC, Basin, timber window,

Morning Room
13'5" x 10'5" (4.1 x 3.2)
Timber framed window, storage cupboard, 2 x serving hatches

Kitchen
13'1" x 8'10" (4 x 2.7)
Assortment of wall and base units, stainless steel sink with mixer tap, 3 x timber framed windows, partly tiles, vinyl floor,

Utility Room / Orangery
20'0" x 6'2" (6.1 x 1.9)
Access to additional WC, pantry, stainless steel basin, plumbing for washing machine and dryer.

Half Landing Storage Cupboard
5'6" x 4'3" (1.7 x 1.3)
Shelving, timber window

Bedroom 1
16'4" x 12'9" (5 x 3.9)
2 Bay windows (1 x UPVC, 1 x Timber frame) (Light both sides), 2 x Radiators, built in wardrobe

Bedroom 2
14'9" x 13'5" (4.5 x 4.1)
Timber frame windows, built in wardrobe, Radiator

Bedroom 3
13'5" x 9'10" (4.1 x 3)
Timber frame window, Radiator

Bedroom 4
11'5" x 7'2" (3.5 x 2.2)
Timber Window, Radiator,

WC
4'7" x 2'7" (1.4 x 0.8)
Low Level WC, timber window


Bathroom
6'10" x 5'6" (2.1 x 1.7)
Partly tiled, basin, shower over bath, curtain rail

Garage
Electric pwr supply, assortment of wall and base units, work bench.

Exterior Front
Driveway suitable for parking of at least 4 cars, access to garage. Gardens laid to lawn around front and side, bushes and shrubs.

Exterior Rear
Gardens laid to lawn, shrubs, patio areas, greenhouse, planting areas

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their operability or efficiency at the time of sale.

