# **Berkeley**Shaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 32 Blundell Road, Liverpool, Merseyside L38 9EG Offers In Excess Of £500,000

TRADITIONAL, QUAINT 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

 $13'1" \times 8'10" (4 \times 2.7)$ 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"  $\times$  6'2" (6.1  $\times$  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"  $(1.7 \times 1.3)$ 

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" × 9'10" (4.1 × 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

 $6'10" \times 5'6" (2.1 \times 1.7)$ Partly tiled, basin, shower over bath, curtain rail

#### Garage

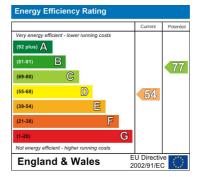
Electric pwer supply, assortment of wall and base units, work bench.

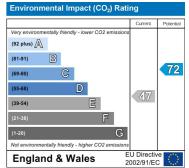
#### **Exterior Front**

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









Whits every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, wedows, noons and any other innes are approximate and no responsibility is taken for any error, emission or mis-stotement. This pains in the illustrative purpose only and should be used as such by any inspective purchases. The services, systems and appliances shown have not been tested and no guarantee the service of the services.



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