



44 Eshe Road North, Liverpool, Merseyside L23 8UF

Asking Price £650,000

Character, Charm, Tradition, Space, and Immaculate finish....That is what this 7 BEDROOM Semi-Detached Property in the HEART of BLUNDELLSANDS offers.

The property has everything you would need in a forever family home and benefits from :
Entrance Vestibule, Entrance Hall, 2 reception rooms, kitchen and downstairs WC.

To the First Floor there are 4 Double Bedrooms and a Family Bathroom. and Shower Room.

To the Second Floor there are a further 3 Bedrooms.

Externally to the front there is a driveway suitable for 2/3 cars, and to the rear there is entertainment area/patio accompanying a mature garden laid to lawn.



Porch

55'9" x 4'3" (17 x 1.3)

Meter cupboards, original tiled floor.

Hallway

21'7" x 5'6" (6.6 x 1.7)

Radiator, parquet floor.

Lounge

20'8" x 13'5" (6.3 x 4.1)

UPVC double glazed window, gas fire with tiled surround and tiled hearth, parquet floor.

Dining Room

19'0" x 13'1" (5.8 x 4)

UPVC double glazed bay window, gas fire, radiator, oak floor.

WC

7'2" x 7'6" (2.2 x 2.3)

Low level WC, sink with vanity unit, ladder towel rail, fully tiled walls and floor, UPVC double glazed window.

Kitchen

33'5" x 12'5" (10.2 x 3.8)

Range of wall and base units, sink with mixer tap, NEFF ovens x 3, hob, NEFF extractor fan, integrated NEFF fridge freezer, integrated NEFF dishwasher, ladder radiator, multi fuel wood burner, tiled floor, UPVC double glazed window x 2, UPVC double glazed patio door to rear garden.

First Floor

with half landing with stained glass lead lined window. radiator.

Family Bathroom

10'2" x 8'2" (3.1 x 2.5)

Low level WC, sink with vanity unit, mirror, bath, walk in shower, fully tiles walls and floor, ladder towel radiator, UPVC double glazed windows x 2.

Bedroom 1

10'9" x 10'5" (3.3 x 3.2)

UPVC double glazed window, radiator

Bedroom 2

15'5" x 13'5" (4.7 x 4.1)

UPVC double glazed window, radiator

Bedroom 3

16'0" x 13'5" (4.9 x 4.1)

UPVC double glazed window, radiator.

Shower Room

11'1" x 5'6" (3.4 x 1.7)

Low level WC, double basin vanity unit, mirror, walk in shower, ladder towel radiator, partly tiled walls, tiled floor UPVC double glazed window.

Master Bedroom / Bedroom 4

20'4" x 13'5" (6.2 x 4.1)

UPVC double glazed window, radiator

Second Floor

with half landing and UPVC double glazed window. radiator.

Loft Room

Bedroom 5 / gym

13'5" x 9'2" (4.1 x 2.8)

UPVC double glazed window, radiator

Bedroom 6

13'5" x 13'5" (4.1 x 4.1)

UPVC double glazed window, fireplace, radiator

Bedroom 7 / Laundry

8'10" x 8'2" (2.7 x 2.5)

UPVC double glazed window, radiator

Rear Garden

Patio area, laid to lawn. decking area to the rear.

Front Exterior

Paved driveway.

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		
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(81-91) B		
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