BerkeleyShaw

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



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

 $7'2'' \times 7'6''$ (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 $16'0" \times 13'5" (4.9 \times 4.1)$ 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" × 13'5" (4.1 × 4.1) UPVC double glazed window, fireplace, radiator

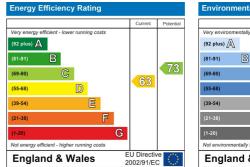
Bedroom 7 / Laundry $8'10" \times 8'2" (2.7 \times 2.5)$ UPVC double glazed window, radiator

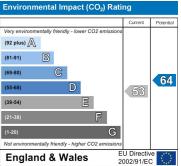
Rear Garden Patio area, laid to lawn. decking area to the rear.

Front Exterior



Paved driveway.















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