



42 Cambridge Road, Liverpool, Merseyside L23 7TZ

Offers In Excess Of £450,000

An Exceptional Property, Full of Character, set in the Heart of Blundellsands. This is your unique Opportunity to acquire a 5 BEDROOM Semi Detached property set on a corner plot on one of the area's most prestigious roads.

Within a stone's throw of the well know "Duck Pond" and a short walk to both the train station and Crosby Village, this property is set within the catchment area of the most desirable primary and secondary schools in Sefton.

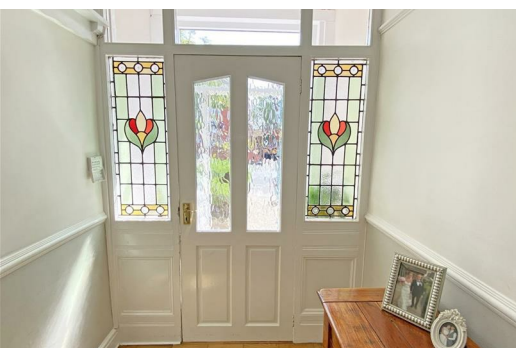
Externally there is a wrap around garden, and courtyard and garage to the rear.

To the ground floor is a porch, Entrance Hallway, 2 Reception Rooms, Open Plan Kitchen Diner, Utility Room with WC.

To the first floor is a family bathroom, 5 Bedrooms, with en-suite to Master.

This is a rare opportunity to set up home in Blundellsands.

Call us to arrange you exclusive accompanied viewing.



Vestibule

5'6" x 3'7" (1.7 x 1.1)

with original tiled flooring and original stained glass windows

Hallway

Parquet wooden flooring, under stairs storage and radiator

Front Reception

15'1" x 14'9" (4.6 x 4.5)

UPVC double glazed bay window to front, inset gas fire in timber surround and tiled hearth, radiator

2nd Reception

17'0" x 12'1" (5.2 x 3.7)

UPVC double glazed window, radiator, gas fire set in fire surround and wooden flooring

Kitchen Diner

21'3" x 17'4" (6.5 x 5.3)

UPVC double glazed windows to two sides, cast iron fire surround with marble hearth, space for American fridge freezer, range cooker with double oven hot plate with extractor fan above, one and half bowl enamel sink with mixer tap, range of wall and base units with wooden counter tops, tiled splashback, Amtico flooring, access to the rear garden via UPVC double glazed French Doors

Utility Room/WC

4'3" x 3'3" (1.3 x 1.0)

With low level WC, cupboard housing boiler, space for washing machine and tumble dryer

Landing

With access to bedrooms and family bathroom, radiator

Master Bedroom

14'9" x 13'5" (4.5 x 4.1)

UPVC double glazed bay window, radiator access to En suite

En suite Shower Room

7'10" x 3'7" (2.4 x 1.1)

Walk in shower cubicle, low level WC, fully tiled, pedestal wash hand basin and radiator

Bedroom 2

9'2" x 7'2" (2.8 x 2.2)

UPVC double glazed window front, radiator

Bedroom 3

14'5" x 12'5" (4.4 x 3.8)

UPVC double glazed bay window window to side, cast iron fireplace in surround, radiator

Bedroom 4

17'0" x 6'10" (5.2 x 2.1)

UPVC double glazed window to side, radiator

Bedroom 5

12'1" x 6'10" (3.69 x 2.1)

UPVC double glazed window to rear, radiator

Family Bathroom

UPVC double glazed frosted window, radiator, separate walk in fully tiled shower cubicle, free standing bath, low level WC, pedestal wash hand basin, part wood panelled walls and parquet flooring

Outside

To the front of the property there is a walled garden.

To the rear of the property there is a patio area and lawn with access to the garage and side of the property

Garage

Single garage

