



8 Abbotsford Road, Liverpool, Merseyside L23 6UX

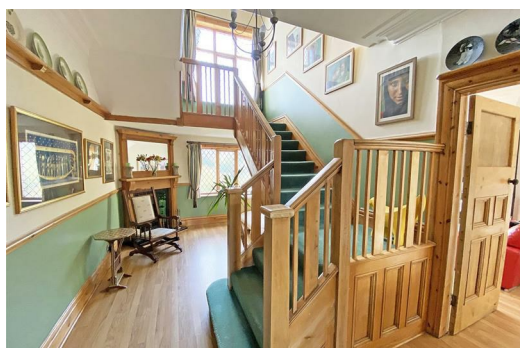
Offers Over £650,000

Would you like to own a 5 BEDROOM DETACHED PROPERTY on one of the most PRESTIGIOUS roads in Crosby?

Retaining many of the impressive original features, the property benefits from spacious accommodation with high ceilings to be found in every room. The property comprises of vestibule, hallway, three reception rooms, kitchen, utility room, five bedrooms with en-suite to master bedroom, family bathroom, front and rear gardens and garage. There is also a Garden Room which has a shower room and sitting room / bedroom.

The property is situated in a much sought after residential area and is within easy reach of Blundellsands and Crosby train station which has direct routes to both Liverpool city centre and Southport. It is within walking distance of many excellent schools, the seafront and Antony Gormley's 'Iron Men' sculptures and other local amenities.

Please call 0151 924 6000 to arrange your viewing!



Open Porch

3'11" x 4'3"

With original tiled floor and double doors to vestibule

Vestibule

3'11" x 4'3" (1.2 x 1.3)

With original tiled flooring

Reception Hallway

24'7" x 9'10" (7.5 x 3)

Specious hallway with many original features, widow to rear and sitting area, original cast iron fire surround with tiled inset and living flame inset fire

WC

7'2" x 3'3" (2.2 x 1)

Frosted Window, low level WC, pedestal wash hand basin, tiled floor

Utility Room

7'2" x 11'5" (2.2 x 3.5)

Range of wall and base units, stainless steel sink plumbed for washing machine, wall mounted boiler and laminate flooring

Kitchen

12'1" x 11'1" (3.7 x 3.4)

Window to side, radiator, range of wall and base units with double circular sinks and granite drainer and worktops, solid wood breakfast bar and and worktops, double range cooker with chimney style extractor fan above, tiled flooring, space for Fridge Freezer and access to Dining Room

Dining Room

14'1" x 11'5" (4.3 x 3.5)

Double patio doors to rear garden, radiator, wood burning stove, built in storage and stripped wood floor

Sitting Room

16'0" x 14'9" (4.9 x 4.5)

Double glazed bow bay window to the front, curved radiator, cast iron fire with wooden surround

Rear lounge

12'1" x 21'11" (3.7 x 6.7)

UPVC French door to rear garden, radiator feature fire place with flame effect electric fire, laminate flooring

Garden Room

11'1" x 11'9" (3.4 x 3.6)

In the rear garden there is a brick built garden room comprising of a shower room and sitting/bedroom with window and velux roof lights . The shower room has a walk in shower cubicle with electric shower, Low level WC, wall hung contemporary glass wash and basin and tiled flooring.

Landing

21'7" x 9'10" (6.6 x 3.0)

Split staircase leading to a galleried landing

WC

9'2"x.278'10" (2.8x.85)

Frosted window and low level WC, tiled walls and floor

Berberoom 1 Rear

11'5" x 11'1" (3.5 x 3.4)

Window to rear, radiator, fitted wardrobes and cast iron original fire

Bedroom 2 Music Room

11'9" x 11'1" (3.6 x 3.4)

Window, radiator and laminate flooring

Family Bathroom

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

Frosted window, radiator, low level WC, paneled bath with hand held shower, pedestal wash hand basin, walk in shower cubicle with electric shower and tiled walls and floor

Bedroom 3 Front

13'1" x 16'0" (4.0 x 4.9)

Window to the front, radiator and laminate flooring

Master Bedroom 4

18'8" x 14'9" (5.7 x 4.5)

Bow bay window to front, radiator, cast iron fire place with inset gas fire, range of fitted wardrobes

En suite

5'10" x 8'10" (1.8 x 2.7)

Walk in shower cubicle with mains shower, contemporary low level WC and pedestal wash hand basin tiled walls and floor

Bedroom 5 Rear

19'4" x 12'1" (5.9 x 3.7)

Window, radiator and laminate flooring




Garage


13'1" x 16'0" (4.0 x 4.9)

Double doors and solid stone floor

Outside

To the front of the property there is a long secluded driveway with parking for several vehicles and access to garage, a lawned area with mature shrubs and trees To the rear of the property there is a large secluded rear garden laid to lawn with a patio area and a variety of shrubs and trees.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	 65	
EU Directive 2002/91/EC		
England & Wales		

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

