



## 9 College Road North, Liverpool, Merseyside L23 8UP

Offers In Excess Of £600,000

Stunning FOUR bedroom semi-detached family home situated in the heart of Blundellsands. This striking family home is situated on a very popular road in L23 on a secluded plot. This period property has retained and sympathetically updated many of its original features, making booking a viewing, essential.

The property has ample off road parking and briefly comprises ; Porch, spacious Hallway, Dining Kitchen, front and rear lounges, and a downstairs WC.

To the first floor - There are a Four bedrooms, a family bathroom, dressing room and an en-suite shower room.

The property is close to Train stations, Crosby Village and a range of both public and private schools.

To book your viewing call 01519246000



### Porch

5'2" x 4'3" (1.6 x 1.3)

Solid wooden front door, tiled floor and cut glass door to Entrance Hallway

### Hallway

14'9" x 9'10" (4.5 x 3.0)

Entrance Hallway with triple aspect windows, radiator, fire surround with cast iron fire and inset coal effect fire and tiled hearth, stripped wooden floorboards

### Inner Hallway

9'2" x 7'6" (2.8 x 2.3)

Under stairs cupboard 2.3m x 0.8m and radiator

### Front Lounge

15'8" x 14'9" (4.8 x 4.5)

Double glazed wooden windows to front, stripped floor boards, radiator, fire surround with cast iron inset

### Kitchen Diner

24'7" x 12'1" (7.5 x 3.7)

Double Glazed windows to three sides and French doors to the rear garden, range of wall and base units with oak worktops, electric oven and gas hob with chimney style extractor above, integrated dish washer and washing machine, integrated wine cooler, peninsula breakfast bar and designer radiator. vinyl flooring, Space for large fridge freezer

### Rear Lounge

14'5" x 12'1" (4.4 x 3.7)

Double glazed French doors to garden, radiator, cast iron fire surround with tiles inset and gas fire.

### WC

5'2" x 2'11" (1.6 x 0.9)

Frosted double glazed window, low level WC, contemporary wash hand basin, radiator and part tiled walls

### Landing

12'5" x 10'9" (3.8 x 3.3)

Spacious landing, original turned staircase, access to the bedrooms and Family bathroom

### Bedroom 1

15'8" x 15'1" (4.8 x 4.6)

Double glazed wooden windows, radiator and cast iron fire surround

### Bedroom 2

15'8" x 15'1" (4.8 x 4.6)

L shaped room with double glazed wooden windows, radiator and access to Dressing room and Shower room

### Dressing Room

Range of floor to ceiling fitted wardrobes

### Shower Room

Double glazed frosted window, walk in shower cubicle, vanity unit with inset wash hand basin, low level WC radiator and tiled walls

### Bedroom 3

14'5" x 7'10" (4.4 x 2.4)

Double glazed window, radiator and fire surround

### Bedroom 4

12'5" x 7'6" (3.8 x 2.3)

Double glazed wooden window and radiator

### Family Bathroom

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

Wooden double glazed frosted window, free standing slipper bath with ball and claw feet and free standing taps incorporating a hand held shower, pedestal wash hand basin, part tiled walls and radiator

### WC

4'11" x 2'11" (1.5 x 0.9)

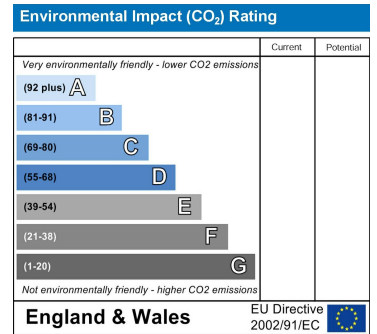
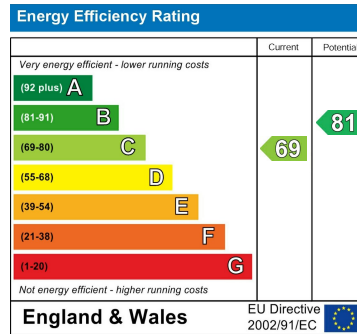
Double glazed frosted window, low level WC, part tiled walls

### Front Garden

To the front of the property there is a long gravel drive providing parking for several vehicles, large lawn area, well stocked borders and access to the rear garden

### Rear Garden

Beautifully maintained secluded rear garden, with a patio area, lawn and borders with a variety of shrubs and trees together with raised vegetable beds. There are several useful brick built outbuildings



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This guide is for illustrative purposes only and should be used in conjunction with the property purchase. The vendor, licensee and agent make no representation as to their availability or efficiency can be given. [www.berkeleyshaw.com](http://www.berkeleyshaw.com)

