



63 Blundell Road, Liverpool, Merseyside L38 9EF

Offers In Excess Of £450,000

Berkeley Shaw are delighted to offer for sale this well presented detached family home. The property is situated within close proximity to Hightown Village and Railway Station. The accommodation comprises: enclosed porch, hall, WC, front lounge, rear living room, conservatory and a well appointed fitted kitchen which opens to the dining room to the ground floor. To the first floor there are four bedrooms, and a family bathroom, the master has en suite. Outside there is a drive with parking for several vehicles, gardens to the front and rear and a garage.



Hallway

4'3" x 13'9" (1.3 x 4.2)

Laminate flooring and radiator

WC

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

UPVC frosted window, low level WC wall mounted wash hand basin, tiled walls and flooring

Front Lounge

10'5" x 10'2" (3.2 x 3.1)

UPVC double glazed windows to the front, radiator and laminate flooring

Living Room

15'1" x 12'9" (4.6 x 3.9)

UPVC double doors to conservatory, radiator, wood fire surround with marble hearth and inset living flame gas fire and laminate flooring

Conservatory

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

With tile effect laminate flooring and access to garden

Kitchen

12'9" x 11'5" (3.9 x 3.5)

UPVC double glazed French doors to garden, range of wall and base units, one and half bowl stainless steel sink with mixer tap, double oven, gas hob with chimney style extractor fan above, integrated dish washer and fridge. There is also an under oven heater which runs off the gas central heating system. The kitchen is open plan to the dining room

Dining Room

16'4" x 7'6" (5.0 x 2.3)

UPVC double glazed window, radiator and laminate flooring. There is an internal door to the garage.

Landing

14'5" x 4'7" (4.4 x 1.4)

UPVC frosted double glazed window and storage cupboard housing the hot water cylinder.

Loft

is boarded

Bedroom 1

11'1" x 10'5" (3.4 x 3.2)

UPVC double glazed window, radiator and range of fitted wardrobes

Master Bedroom

11'9" x 10'5" (3.6 x 3.2)

UPVC Double glazed window, radiator access to En suite

En suite

6'2" x 3'11" (1.9 x 1.2)

UPVC frosted double glazed window, walk in shower cubicle with power shower, low level WC, wall hung wash hand basin, ladder towel rail, tiled walls and flooring

Bedroom 3

11'5" x 9'2" (3.5 x 2.8)

UPVC double glazed window, radiator and fitted wardrobes

Bedroom 4

12'1" x 6'10" (3.7 x 2.1)

UPVC double glazed window and radiator

Family Bathroom

8'6" x 5'2" (2.6 x 1.6)

UPVC double glazed frosted window, paneled bath with power shower over, glass shower screen low level WC, bidet, wall hung wash hand basin, radiator, tiled walls and floor

Garage

16'8" x 9'6" (5.1 x 2.9)

Plumbing for washing machine and tumble dryer. The boiler is also located in the garage and there is a door to the side patio and garden

Outside

To the front of the property there is a drive for several vehicles and lawned area. To the rear of the property the garden is south west facing and consists of two decked areas, side patio and lawn together with an abundance of shrubs and trees

