



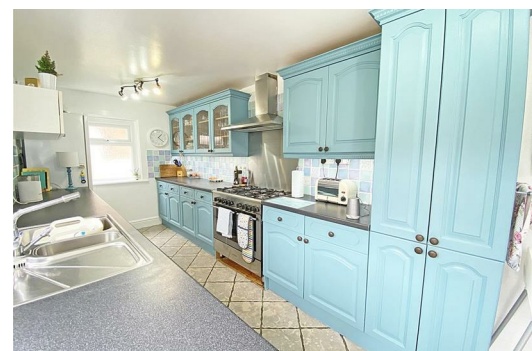
24 Mariners Road, Liverpool, Merseyside L23 6SX

£625,000

Stunning SIX bedroom semi-detached family home situated CLOSE TO THE BEACH in the heart of Blundellsands. This striking family home is located on a very popular road in L23 on a generous plot. This period property has retained and sympathetically updated many of its original features, booking a viewing essential.

The property has ample off road parking and briefly comprises ; Porch, spacious Hallway, Kitchen, Dining room, two Lounges and a WC. To the first floor - there are a Four bedrooms and a family bathroom and on the top floor there are a further two bedrooms. 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

4'7" x 3'7" (1.4 x 1.1)

Tiled floor, meter cupboards

Hallway

15'5" x 5'10" (4.7 x 1.8)

Original features, stripped flooring, picture rail and radiator

Lounge

15'5" x 11'9" (4.7 x 3.6)

UPVC double glazed splay bay window with built in window seat, feature fire surround with inset gas fire

2nd Lounge

17'0" x 11'9" (5.2 x 3.6)

UPVC double glazed window, feature cast iron and tiled fire surround with open fire, picture rail and radiator

Dining Room

11'9" x 10'2" (3.6 x 3.1)

UPVC double glazed window, radiator built in storage

WC

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

UPVC double glazed frosted window, low level WC, wall hung wash hand basin, central heating boiler

Kitchen

17'4" x 7'2" (5.3 x 2.2)

UPVC double glazed windows, range of wall and base units, gas hob and fan oven with chimney style extractor fan above, part tiled walls and tile flooring, plumbed for washing machine and dish washer

1st Floor landing

17'0" x 9'10" (5.2 x 3.0)

UPVC double glazed window and turned staircase and radiator

Master Bedroom

13'1" x 17'4" (4.0 x 5.3)

UPVC double glazed windows, radiator, picture rail

Bedroom 2

14'9" x 11'9" (4.5 x 3.6)

UPVC double glazed window, radiator, picture rail

Bedroom 3

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

UPVC double glazed windows, radiator, picture rail, fitted wardrobes

Family Bathroom

10'9" x 7'2" (3.3 x 2.2)

UPVC double glazed frosted window, paneled bath, pedestal wash hand basin, low level WC and large walk in shower cubicle, radiator tiled walls and floor

Bedroom 4

5'10" x 7'2" (1.8 x 2.2)

UPVC double glazed window, radiator, picture rail

2nd Floor Landing

17'4" x 5'6" (5.3 x 1.7)

Bedroom 5

16'4" x 8'10" (5.0 x 2.7)

UPVC double glazed window and radiator

Bedroom 6

20'0" x 12'1" (6.1 x 3.7)

UPVC double glazed dormer window and radiator

Loft Space

Garage

15'8" x 11'9" (4.8 x 3.6)

Snooker Room

23'11" x 16'8" (7.3 x 5.1)

To the rear of the property there is a brick built snooker room with a radiator and access to the garden

Outside

To the front of the property there is an established garden laid to lawn with plants and shrubs. The drive is large enough for parking for several cars and has access to the rear. To the rear of the property there is a secluded mature garden with a lawn, patio area established shrubs and trees together with a snooker /games room

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

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			
England & Wales		EU Directive 2002/91/EC	

