



23 Blundell Road, Liverpool, Merseyside L38 9EE

£475,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale 'Pendle' a double fronted 4 bedroomed mature semi-detached family home with a large south/west facing garden. The accommodation which maintains many original features comprises: enclosed porch, hall, lounge, dining room, family room, kitchen, 'Amdega' style conservatory and wc to the ground floor. To the first floor four bedrooms and family bathroom. Outside drive with parking, a garage and gardens to the front and rear the rear being large & mature.



Ground Floor

Enclosed Porch

Entered via wooden glazed storm doors, tiled floor, side windows, original wooden glazed door to hall.

Hall

20'11" x 5'10" (6.38 x 1.78)

Spindled stairs to first floor, understairs cupboard, dado rail, picture rail, meter cupboard, radiator.

Lounge

19'2" x 11'1" (5.85 x 3.4)

UPVC double glazed bay window, double wooden glazed doors to conservatory, wooden fire surround, feature tiled inset, living flame coal effect gas fire, tiled hearth, picture rail, radiator with radiator cover.

Amdega Style Hardwood Conservatory

17'4" x 12'4" (5.3 x 3.77)

Bespoke wooden glazed windows and patio doors to rear garden, glazed opening ceiling panel, two radiators, fired earth tiled flooring.

Dining Room

13'2" x 10'9" (4.03 x 3.3)

UPVC double glazed window, feature wooden fire surround, cast iron inset with tiles, tiled hearth, picture rail, radiator,

Family Room

9'5" x 8'4" (2.88 x 2.56)

UPVC double glazed window, built in cupboards to one wall, radiator.

Kitchen

12'1" x 7'4" (3.7 x 2.25)

UPVC double glazed window, range of high and low level fitted units, post formed work surfaces, stainless steel sink unit with drainer and mixer tap, built in 'Neff' oven, 5 ring 'Smeg' hob with extractor over, plumbed for washing machine, plumbed for dishwasher, space for fridge, boiler housed in cupboard.

WC

Low level wc, wash basin.

First Floor

Landing

15'7" x 5'10" (4.75 x 1.8)

Spindled balustrade, picture rail, loft access via pull down ladder, bordered with under eaves storage, lighting laid on.

Master Bedroom

17'9" x 11'1" (5.43 x 3.4)

Two UPVC double glazed windows to front and rear, feature cast iron fire with tiled inset, two radiators.

Bedroom 2

10'9" x 10'9" (3.3 x 3.3)

UPVC double glazed window, feature cast iron fire, radiator.

Bedroom 3

9'5" x 9'4" (2.88 x 2.86)

UPVC double glazed window, built in wardrobes to one wall, stripped wooden flooring, radiator,

Bedroom 4

7'4" x 5'10" (2.25 x 1.8)

UPVC double glazed window, radiator.

Bathroom

7'6" x 7'4" (2.3 x 2.25)

Two UPVC double glazed windows, suite comprising: panelled bath, wash basin in vanity unit, low level wc, airing cupboard, part tiled walls.

Outside

Garage

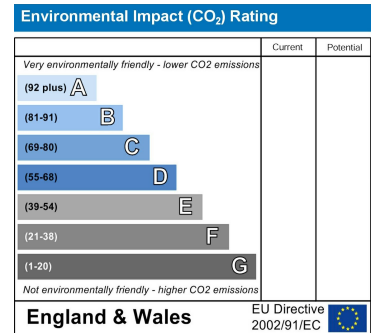
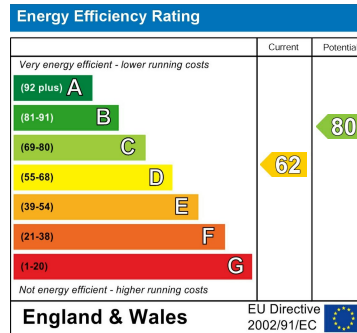
Up and over doors to front and rear, lighting and electricity laid on.

Front Garden

Drive with parking, path to front door, stoned area, mature shrubs and trees.

Rear Garden

South/West facing, large lawned area, Mediterranean patio area with seating, brick built b-b-q, pumped pond with filter, tree house, hen coup, an abundance of mature trees, shrubs and bushes. electricity sockets and water tap. Two brick built out houses one currently used as a utility with electricity and lighting and one for garden storage.



Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given that they will be in working order at the time of completion of the sale.

