



34 Victoria Road, Liverpool, Merseyside L37 7DD

£1,400,000

Karen Parks at Berkeley Shaw is delighted to offer for sale 'Glenroyd' a charming detached residence sitting on a generous plot and configured to provide an ideal family and entertaining space also boasting beautiful gardens and a double garage, The property briefly comprises: 4 reception rooms, fitted kitchen/breakfast room, laundry and wc, to the ground floor. To the first floor a master suite with dressing room and en-suite bathroom, four further bedrooms en-suite and family bathroom. The property is within walking distance of Formby National Trust Red Squirrel Reserve and Beach, Formby Golf Club, local schools and transport routes.



Ground Floor

Open Porch

Quarry tiled floor.

Reception Hall

UPVC double glazed door and side windows, oak flooring, radiator with cover,

Cloakroom/WC

White suite comprising: pedestal wash basin, low level wc, understairs storage, oak flooring.

Double Aspect Lounge

22'2" x 14'2" (6.78 x 4.32)

UPVC double glazed Georgian style window to front, UPVC double glazed French doors to rear garden, feature fire surround, marble hearth with log burner stove, ceiling cornicing, radiator,

Dining Room

12'9" x 12'2" (3.89 x 3.71)

UPVC double glazed window, ceiling cornicing, door to kitchen, radiator.

Garden Room

13'10" x 12'7" (4.22 x 3.84)

UPVC double glazed French doors with side windows open to rear garden, radiator,

Family Room

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

UPVC double glazed French doors to patio, oak flooring, radiator with ornate cover,

Kitchen/Breakfast Room

23'7" x 15'3" (7.21 x 4.65)

UPVC double glazed window to rear garden, range of high and low level fitted units incorporating wine rack, larder drawers, china cupboards, post formed worksurfaces, built in double oven, five ring gas hob with extractor fan over, integrated dishwasher, space for American style fridge/freezer, part tiled walls tiled floor, breakfast bar, space for table.

Laundry Room

10'7" x 8'7" (3.23 x 2.62)

UPVC double glazed window, range of fitted cupboards, stainless steel sink unit with mixer tap, plumbed for washing machine, space for dishwasher, tiled floor, personal door to garage,

First Floor

Landing

UPVC double glazed window, access to loft, walk in linen cupboard.

Master Bedroom

20'8" x 14'7" (6.3 x 4.45)

UPVC double glazed French doors with Juliette balcony, two UPVC double glazed windows to rear garden, radiator.

Dressing Room

10'5" x 8'3" (3.18 x 2.54)

UPVC double glazed window, fitted open units with hanging rails and shelving, loft access.

En-Suite Bathroom

10'4" x 8'5" (3.15 x 2.59)

White suite comprising: tile sided bath, cross taps, ceramic wash basin with vanity unit, mirror over, walk in shower/wet room, heated chrome towel rail tiled walls and floor.

Bedroom 2

12'9" x 12'2" (3.91 x 3.71)

UPVC double glazed window, radiator,

En-Suite

UPVC double glazed window, white suite comprising: walk in shower cubicle, white ceramic wash basin with vanity unit, low level wc, tiled walls, tiled flooring, chrome heated towel rail, spotlighting,

Bedroom 3

14'2" x 12'11" (4.32 x 3.96)

UPVC double glazed window, radiator,

Bedroom 4

12'2" x 8'11" (3.71 x 2.72)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator,

Bedroom 5

9'8" x 9'1" (2.95 x 2.79)

UPVC double glazed window, radiator,

Family Bathroom

10'7" x 5'6" (3.25 x 1.68)

White suite comprising: tiled sided bath with central mixer tap, walk in shower cubicle, pedestal wash basin, low level wc, tiled walls, tiled floor, heated chrome towel rail.

Outside

Garage

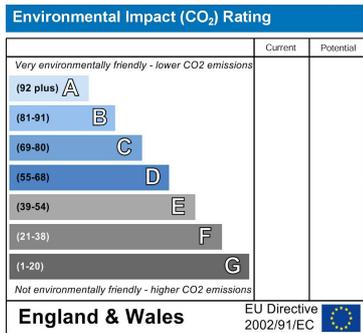
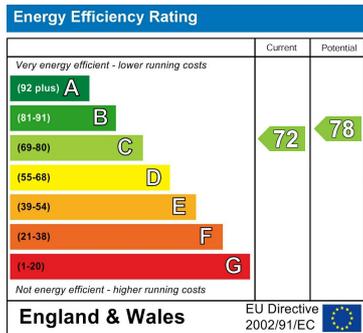
Double garage with electronic up and over door, power and light laid on, wall mounted boiler, personal door to kitchen.

Front Garden

Enclosed, block paved drive with parking for several cars, laid to lawn, borders with mature trees, shrubs and bushes.

Rear Garden

Secluded, Indian stone patio spanning the width of the property offering excellent entertaining space, laid to lawn, garden shed, well stocked mature borders with an abundance of trees, shrubs and bushes,



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and other items are approximate and the responsibility is taken for any errors, omissions or mis-statements. The floorplans are for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operation or efficiency only if given.

