



**35 St. Andrews Road, Blundellsands, Merseyside L23 8UA**  
**Offers In The Region Of £665,000**

NO CHAIN, Karen Parks @ Berkeley Shaw is pleased to offer for sale this spacious FREEHOLDS detached 5 double bedroomed, 2 bathroomed family home situated close to Crosby beach and amenities. The property is in need of renovation throughout however offers great potential with the accommodation comprising: porch, hall, 8.6mtr through lounge, dining room, kitchen, utility and wc to the ground floor. To the first floor 5 double bedrooms (one with en-suite) and family bathroom. Outside a double garage and gardens to the front and rear the rear garden being South/West facing. The property will be sold as Freehold.





## Ground Floor

### Porch

UPVC double glazed door and windows, tiled floor, glazed door to hall.

### Hall

15'10" x 12'10" (4.84 x 3.93)

Stairs to first floor, under stairs cupboard, radiator.

### Lounge

28'2" x 13'10" (8.6 x 4.24)

Double aspect with Double glazed patio doors and side windows to rear garden, wooden glazed window to front, stone fire surround with electric fire.

### Dining Room

15'7" x 13'10" (4.75 x 4.23)

UPVC double glazed window to rear garden, radiator, sliding doors from hall.

### Kitchen

12'7" x 12'2" (3.84 x 3.71)

Two UPVC double glazed windows to rear garden, door to outside, range of high and low level fitted units, post formed work surfaces, double stainless steel sink unit with mixer taps, 4 ring hob, double oven, space for fridge/freezer, tiled walls, door to garage.

### Utility Room

6'11" x 6'6" (2.11 x 1.99)

UPVC double glazed window, wall hung valliant boiler, high and low level units, single stainless steel sink unit, plumbed for washing machine.

### WC

Low level wc, wash hand basin, radiator.

## First Floor

### Landing

15'3" x 8'10" (4.67 x 2.71)

Glazed window to front, radiator.

### Bedroom 1

15'7" x 12'6" (4.75 x 3.82)

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

### Bedroom 2

13'11" x 11'10" (4.25 x 3.61)

Glazed window, radiator.

### En-suite

Glazed window, walk in shower cubicle, wash hand basin, low level WC.

### Bedroom 3

13'11" x 11'3" (4.25 x 3.43)

UPVC double glazed window, range of fitted wardrobes to one wall, built in dressing table, radiator.

### Bedroom 4

12'7" x 12'4" (3.84 x 3.77)

UPVC double glazed window, range of built in wardrobes, radiator.

## Bedroom 5

11'10" x 9'4" (3.63 x 2.85)

Glazed window, built in desk with range of fitted shelving and storage.

## Bathroom

11'10" x 9'3" (3.61 x 2.83)

Glazed window, panelled bath, walk in shower, pedestal wash basin, low level WC, bidet, tiled walls, radiator.

## Outside

### Garage

18'7" red to 14'7" x 14'11" (5.68 red to 4.45 x 4.57)

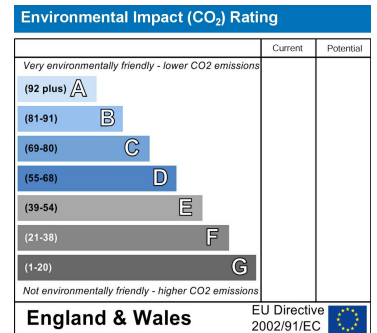
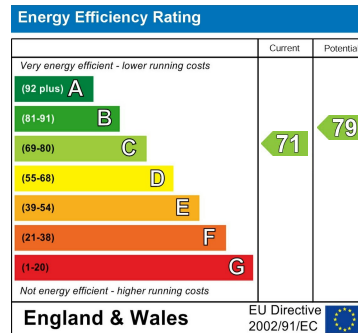
Double up and over door, electric and lighting laid on, range of fitted storage.

### Front Garden

Paved carriage driveway, laid to lawn, borders with mature shrubs and bushes, side gate to rear.

### Rear Garden

South/West facing, patio, laid to lawn, borders with trees, shrubs and bushes.



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