



9 Abbotsford Road, Liverpool, L23 6UX

Offers Over £400,000

If you are looking for a spacious home within easy reach of Blundellsands & Crosby Train Station, this may be the ideal home for you.

This well presented four-bedroom end townhouse is brought to the sales market by Berkeley Shaw Real Estate. Situated in the highly sought-after area of Blundellsands, this property is an ideal purchase for a variety of buyers. If you are a family looking to take advantage of the excellent local schooling in the local area, a commuter needing easy access to the train line or a downsizer looking to stay in this prestigious area.

Set out across three floors, the accommodation briefly comprises; spacious entrance hall with WC and cloaks area. Kitchen diner which is ideal for entertaining or eating as a family and boasting a range of integrated appliances and access to the garden. From here you access the conservatory which offers further access to the garden. The first floor provides a spacious living room which is the perfect space to relax of an evening and boasts a feature gas fire and access to the balcony. Completing the first-floor layout is a modern shower room and spacious double bedroom. The upper floor provides access to three further bedrooms, the master bedroom boasting fitted wardrobes and a three-piece bathroom. Externally, the home provides an integral garage, generous front garden with off street parking for several cars and laid to lawn area. To the rear of the property is a well-presented sunny aspect garden with two patio areas, laid to lawn and mature borders. Further benefits to the property include no onward chain, gas central heating and double glazing.

Get in touch straight away to arrange a viewing!



Entrance Hall

Front door opening onto driveway, laminate flooring, under stair storage, radiator, stairs leading to first floor.

Kitchen Diner

Double glazed uPVC window, laminate flooring, radiator. Fitted kitchen with space for freestanding fridge/freezer, washing machine, oven and overhead extractor. Stainless steel sink, back door opening onto garden, seating area.

Conservatory

Double glazed windows and French doors opening onto garden, radiator, tiled flooring.

WC

Double glazed window, WC, wall-mounted sink & radiator.

Landing

Living Room

Double glazed UPVC door opening onto balcony, UPVC windows, Karndean flooring, radiator & feature gas fire.

Shower Room

Tiled floor & walls, walk-in shower, basin with storage unit, built-in WC & heated towel rail.

Bedroom 1

Fitted wardrobes, 2 x UPVC double glazed windows & radiator.

Landing

Double glazed window and access to upper floor rooms.

Bedroom 2

2 x UPVC double glazed windows, radiator, exposed wooden flooring & fitted wardrobes.

Bedroom 3

UPVC double glazed window, radiator and fitted wardrobes.

Bedroom 4

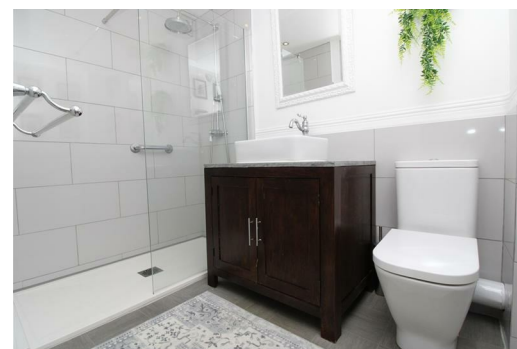
UPVC double glazed window & radiator.

Externally

Front garden with driveway parking, laid to lawn and access to integral garage. Rear garden with 2 x patio areas, laid to lawn and mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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



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