



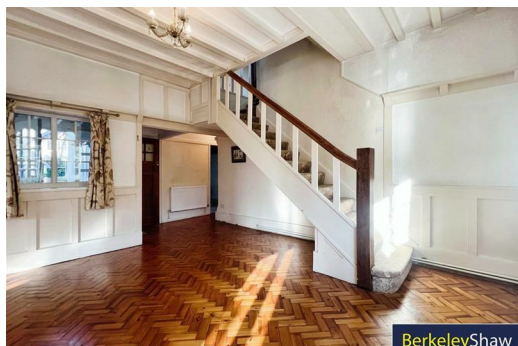
**22 Blundell Road, Liverpool, L38 9EG**  
**Offers Over £600,000**

Nestled in the charming COASTAL village of Hightown, this 4 bedroom DETACHED house on Blundell Road is a true gem waiting to be discovered. Boasting CHARACTER features such as wood panelling, original doors, and PARQUET flooring, this property exudes charm and with EPC Rating C it is an energy efficient home.

With four bedrooms and three bathrooms, this house offers ample space for a growing family or those who love to entertain. The potential to extend further adds to the appeal, allowing you to tailor the space to your specific needs and desires.

Situated on a CORNER plot, this property enjoys large sunny gardens, perfect for relaxing on lazy summer afternoons or hosting al fresco gatherings with friends and family. The DETACHED GARAGE and parking for several vehicles provide convenience and peace of mind for those with multiple vehicles.

Conveniently located close to the beach, a pub, and the train station, this house offers the perfect blend of tranquillity and accessibility. With NO CHAIN and FREEHOLD status, this is an opportunity not to be missed. Don't let this chance to own a piece of history in a sought-after location slip away - book your viewing today!





## Porch

## Reception Hall

29'6" x 23'11" (9.00 x 7.30)

## Lounge

19'4" x 18'4" (5.90 x 5.60)

## Sitting Room

16'4" x 11'1" (5.00 x 3.40)

## Kitchen/Dining Room

23'11" x 17'8" (7.30 x 5.40)

## Landing

## Bedroom 1

19'4" x 18'4" (5.90 x 5.60)

## Ensuite

7'6" x 4'11" (2.30 x 1.50)

## Bedroom 2

16'4" x 11'1" (5.00 x 3.40)

## Bedroom 3

16'0" x 11'1" (4.90 x 3.40)

## Bedroom 4

13'5" x 12'5" (4.10 x 3.80)

## Family Bathroom

13'1" x 11'1" (4.00 x 3.40)

## WC

4'11" x 4'7" (1.50 x 1.40)

## Double Garage

16'2" x 22'3" (4.94 x 6.79)

Pitched roof with electrics and sockets. Up and over door to driveway, side access door to garden.

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



TOTAL FLOOR AREA: 3382 sq ft. (314.2 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained in this information, of doors, windows, room and any other items are approximate and no responsibility is taken for any error. Dimensions are given in feet and inches. The plan is for illustrative purposes only and should be used as a guide only. prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency for the given.  
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