



9 College Road North, Liverpool, L23 8UP

£625,000

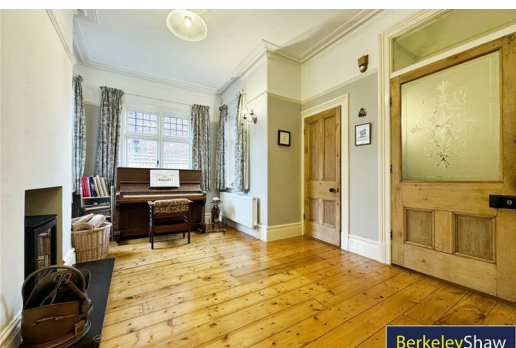
Welcome to this exceptional four-bedroom semi-detached family home on College Road North, perfectly situated in the heart of Blundellsands. Set on a generous plot, this property has been meticulously maintained, blending original period features with modern updates. Offering ample off-road parking and spacious living areas throughout, it's a true family gem.

The surrounding area is highly sought-after along the coast, with its prime location near train stations making it ideal for commuters. Crosby Village is just a stone's throw away, offering a variety of shops, restaurants, wine bars, and cafes. The area is further enhanced by several reputable public and private schools, making it perfect for family living.

Upon entering through the porch, you're greeted by an impressive reception hallway featuring stripped wooden floors, understairs storage, and a charming log-burning stove. The bay-fronted sitting room is a perfect spot to unwind, with dual-aspect windows and another log-burning stove adding to its appeal. To the rear of the property, you'll find a spacious kitchen-diner, ideal for family meals or entertaining, along with an additional reception room and a convenient WC.

Heading up to the first floor, the landing is bathed in natural light from an impressive skylight. Here, you'll find four generous double bedrooms, with the master suite offering a touch of luxury with its own shower room and dressing room. The first floor is completed by an elegant bathroom featuring a roll-top bath and a separate WC. The property further benefits from gas central heating & double glazing. Externally, the home boasts manicured gardens to the front, side and rear of the property, providing an ideal space for outdoor living with the further bonus of a range of outbuildings.

Early viewing is highly recommended to fully appreciate the charm, character, and exceptional quality of this property.



Vestibule

Solid wooden front door, tiled floor and cut glass door to hallway.

Reception hall

Triple aspect windows, radiator, solid fuel burning stove & stripped wooden floor.

Living room

Single glazed wooden windows to front, stripped floor boards, radiator & solid fuel burning stove.

Sitting room

Double glazed French doors to garden, radiator & cast iron fire surround with gas fire.

Kitchen diner

Double Glazed windows, UPVC French doors to the rear garden, range of wall and base units with wooden worktops, granite work tops, a range style cooker with extractor, space for a dish washer, space for a washing machine, integrated wine cooler, peninsula breakfast bar and designer vertical radiator, laminate flooring vinyl flooring & a large fridge freezer.

WC

Frosted single glazed window, low level WC, contemporary wash hand basin, radiator & part tiled walls.

Landing

Spacious landing, original turned staircase & roof light.

Bedroom 1

Double glazed wooden windows, radiator & cast iron fire surround.

Bedroom 2

L shaped room with double glazed wooden windows, stripped wood flooring, cast iron feature fireplace, radiator and access to Dressing room & Shower room.

Dressing room

Fitted wardrobes, door to landing & access to shower room.

Shower room

Double glazed frosted window, walk in shower cubicle, vanity unit with inset wash hand basin, low level WC radiator & tiled walls.

Bedroom 3

Double glazed window & radiator.

Bedroom 4

Double glazed window, radiator & fireplace recess.

Bathroom

UPVC double glazed window, free standing slipper bath with ball and claw feet and free standing taps incorporating a hand held shower, pedestal wash hand basin, part tiled walls & radiator.

WC

Double glazed frosted window, low level WC & part tiled walls.

Externally

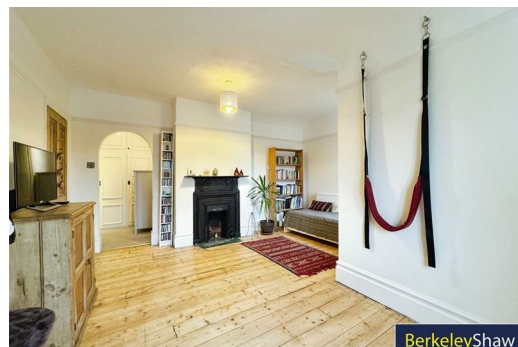
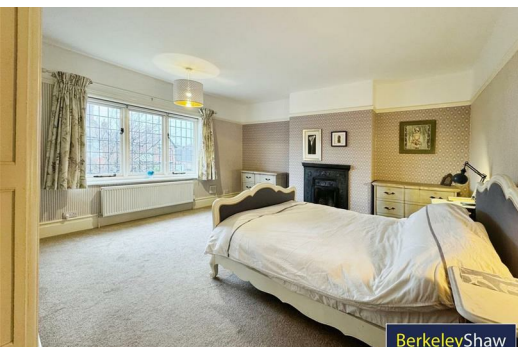
To the front of the property is a long gravel drive providing parking for several vehicles, lawned area, well stocked borders & access to the rear garden. Beautifully maintained secluded rear garden, with a patio area, lawn and borders with a variety of shrubs, trees & several useful brick built outbuildings with slate tiled roof, electric lights and sockets.

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		
	69	81
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	



We have made every effort to ensure the accuracy of the floorplans contained here. Measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metrepro (2022)



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