



BerkeleyShaw

62 Blundell Road, Liverpool, L38 9EQ

£365,000

****SIMPLY STUNNING**** This EXTENDED detached home in the sought after coastal village of Hightown, has been completely transformed by its current owners to provide an immaculate family home which is not only practical for modern life with its Open-Plan Kitchen/Living/Dining space, Laundry and Downstairs WC but also a stylish home you would be proud to call your own.

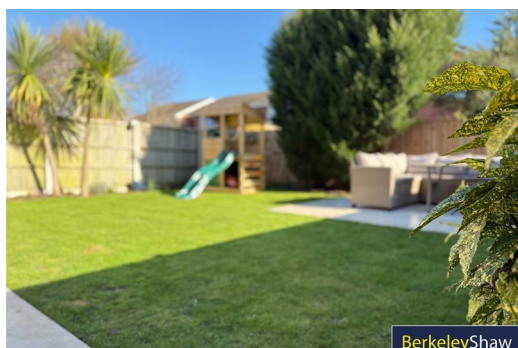
Originally 4 bedrooms converted to 3, the master bedroom boasts an adjoining dressing room with fitted wardrobes and make-up station. The bathroom has been extended to include walk-in rain water shower and full-size designer bath with gold bathroom décor and marble effect tiles. There are two other beautifully decorated bedrooms to the rear aspect.

Entering through the handy porch into a modern lounge with wall panelling and herringbone flooring, ideal for cosy winter nights. The show stopper in the EXTENDED Open-Plan Kitchen Living Dining room. With Howdens fitted units and central island, range cooker, integrated appliances, Belfast sink and wine fridge. Furry friends have their own built in dogs bed to keep the floors clean and tidy. The UTILITY/LAUNDRY room keep noisy appliances out of the way and the essential downstairs WC is close by for little legs. With a comfortable seating area and media wall, patio doors onto a sunny family friendly lawned garden with flowering borders and mature palms. To the front aspect is a private driveway with access to the GARAGE which has planning permission to be converted.

Living in Hightown means you can enjoy the tranquillity of a sought-after COASTAL village with its Pub, Coffee Shop and Convenience Store while still being within easy reach of Liverpool's vibrant city life on 20 minutes away by TRAIN. The local community is friendly and welcoming, making it a wonderful place to settle down, with Blundellsands Sailing Club and Hightown Cricket club there is plenty of opportunity to get involved.



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Porch

Lounge

21'6" x 11'4" (6.56 x 3.46)

Laundry

6'9" x 5'1" (2.07 x 1.55)

Downstairs WC

5'5" x 2'8" (1.66 x 0.82)

Kitchen/Living/Dining Room

18'6" x 17'0" (5.66 x 5.19)

Garage

Bedroom 1

11'6" x 10'10" (3.52 x 3.32)

DOUBLE

Dressing Room

8'7" x 8'2" (2.63 x 2.50)

Bedroom 2

10'11" x 7'11" (3.35 x 2.43)

Bedroom 3

8'5" x 8'0" (2.58 x 2.45)

Bathroom

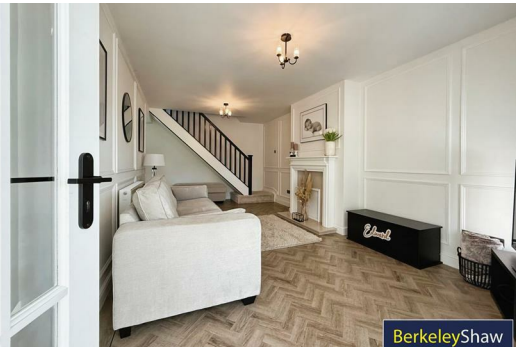
12'1" x 6'0" (3.69 x 1.85)



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency for the given. Made with floorplan 100003

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		
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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