



BerkeleyShaw

100 Blundell Road, Liverpool L38 9EQ

Asking Price £475,000

A meticulously maintained and beautifully presented EXTENDED 4 bedroom detached home in a sought after coastal village location. With NO CHAIN involved this home is ready for you to move in this SUMMER 2025 with sunny landscaped gardens, decked patio, Bar, BBQ pergola and fixed hot tub pavilion its a home you will be proud to show off and entertain in.

A stunning OPEN-PLAN kitchen/living dining room with island seating, range cooker and patio doors opening onto your decked patio. Adjoining laundry/utility to keep noisy appliances out of the way, downstairs shower room and integral garage. The extension has DOUBLE HEIGHT FOUNDATIONS should you wish to add an additional floor in the future.

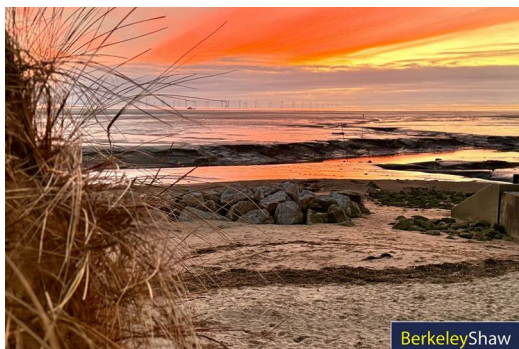
Downstairs there is a separate lounge with log burner & plantation shutters, creating a cosy atmosphere for winter evenings. Flexible family room which could be a HOME OFFICE, GYM or TOY Room with doors to decked patio ideal for morning coffee. Upstairs are 4 spacious bedrooms, 3 being DOUBLE bedrooms this home provides ample space for relaxation and privacy. The 2 modern bathrooms one to each floor ensure that morning routines run smoothly for everyone in the household.

To the front is a generous garden and driveway for parking, accommodating up to 3 vehicles. The home is situated close to the beach, open land and a scenic cycle path, perfect for walking dogs and those who enjoy leisurely strolls by the sea.

Hightown is a quiet and popular village, boasting a welcoming community atmosphere. Residents can enjoy the local pub, convenience store, florist, pharmacy, a charming coffee shop, and the nearby sailing & cricket clubs, all contributing to a vibrant village life. If the city calls Hightown train station is only 10 minutes walk with direct access to Liverpool City Centre.



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Hall

Wide and welcoming hallway with tiled flooring and a nod to the coastal location with rope hand rail on stairs to first floor. Understairs, storage seating area for taking off those sandy shoes after walks down the beach.

Lounge

16'4" x 27'8" (5.85 x 3.92)

Log burner, window to front aspect with plantation shutters. Wood effect laminate flooring. French style doors through to family room.

Family Room

13'10" x 10'1" (4.24 x 3.08)

A flexible room which could be Home office, Gym, Toy room or formal dining space. Patio doors open onto an east facing decked patio, ideal for morning coffee watching the sunrise.

Kitchen/Living/ Dining Room

24'11" x 13'10" (7.60 x 4.24)

This stunning room has a island seating area where one can relax and chat whilst cooking and entertaining. A 5 ring rangemaster cooker is included and integrated dishwasher. Tiled flooring. 'Belfast' sink with window looking over gardens and granite worktops. Door to side of property.

Utility/Laundry

9'8" x 6'4" (2.97 x 1.94)

Range of base level fitted units and shelving above , plumbing for washing machine. Stainless steel sink and drainer. Doors to downstairs shower room and integral garage.

Garage

19'2" x 8'7" (5.85 x 2.62)

Access from front driveway via up and over door, integral access through utility/laundry. Lighting and electrics.

Downstairs Bathroom

9'5" x 6'4" (2.88 x 1.94)

Tiled flooring, window to front aspect. Cubicle shower and combined heated towel rail and radiator. floating sink and WC.

Bedroom 1

14'6" x 12'2" (4.44 x 3.71)

DOUBLE - bespoke fitted wardrobes, wood effect laminate flooring, window with plantation shutters to front aspect facing west.

Bedroom 2

10'11" x 10'1" (3.34 x 3.09)

DOUBLE window to the rear aspect with plantation shutters and bespoke fitted wardrobe. wood effect laminate flooring.

Bedroom 3

10'1" x 9'1" (3.09 x 2.77)

DOUBLE window to the rear aspect with plantation shutters and bespoke fitted wardrobe. wood effect laminate flooring.

Bedroom 4

9'11" x 6'8" (3.04 x 2.04)

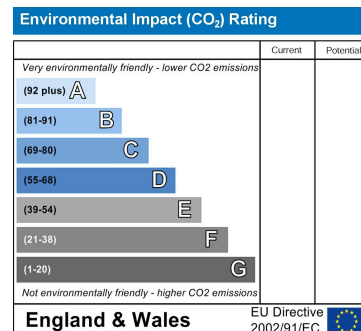
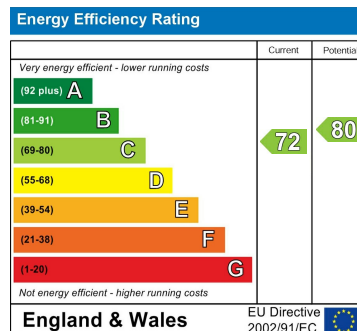
SINGLE Window with plantation shutters to front aspect facing west. Fitted Wardrobes. Wood effect laminate flooring.

Gardens

Landscaped garden with grass lawn area, decked patios, wooden bar, BBQ Arbor, built in fixed hot tub pavilion , wooden sleeper boarders with mature hedges, trees and plants creating a serene hideaway from the outside world.

Bathroom

Tiled floor and walls, window to side aspect. Bowl style sink with stylish wooden storage unit, white panel full-size bath with over shower. floating effect WC.



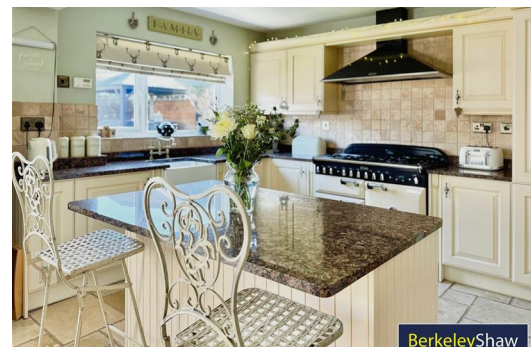
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other fixed or apparent features are approximate and should be used as a guide only. The purchaser is advised to verify all measurements and dimensions by independent means. The floorplans are not to be used for any other purpose. The floorplans are not to be used for any other purpose. The floorplans are not to be used for any other purpose.



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