



Fairhaven The Serpentine South, Liverpool, L23 6UQ

Offers Over £550,000

This charming 4-bedroom detached home is ideally situated just moments from the beach in the highly sought-after area of Blundellsands. Offering fantastic potential for updating and extending, it provides the perfect opportunity to create your dream coastal home (previous planning application having been agreed ref DC/2022/00403).

The property features a spacious layout, with a master bedroom complete with its own ensuite, ensuring privacy and comfort. The remaining three bedrooms are generously sized, offering ample space for family or guests.

The ground floor layout is well-proportioned and offers exciting potential for modernisation. With a large kitchen and dining room that could easily be knocked through to create one expansive open-plan living area, the possibilities are endless. A utility room provides extra storage space, adding to the convenience of family life.

To the rear, a garage and driveway parking offer secure off-road parking via Merrilocks Road, a valuable asset in this desirable location. The property is also within easy reach of excellent schools, making it an ideal choice for growing families.

With the beach just a short stroll away and the potential to transform and expand, this home offers both the tranquillity of seaside living and the opportunity to personalise a property in one of the region's most coveted



Hall
13'4" x 9'1" (4.08 x 2.79)

Lounge
20'6" x 13'8" (6.25 x 4.17)

Dining Room
12'0" x 11'11" (3.67 x 3.64)

Kitchen
12'1" x 11'11" (3.69 x 3.64)

Downstairs WC
7'0" x 3'4" (2.14 x 1.04)

Utility

Garage
13'4" x 9'1" (4.08 x 2.79)

Bedroom 1 (ensuite)
16'11" x 13'8" (5.16 x 4.17)

En-suite

Bedroom 2
13'8" x 9'1" (4.17 x 2.79)

Bedroom 3
12'0" x 11'11" (3.67 x 3.64)

Bedroom 4
9'1" x 8'8" (2.79 x 2.65)

Bathroom
8'8" x 8'5" (2.65 x 2.58)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operability or efficiency can be given.

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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	71	80
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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