



1 Victoria Avenue, Liverpool, L23 8UH

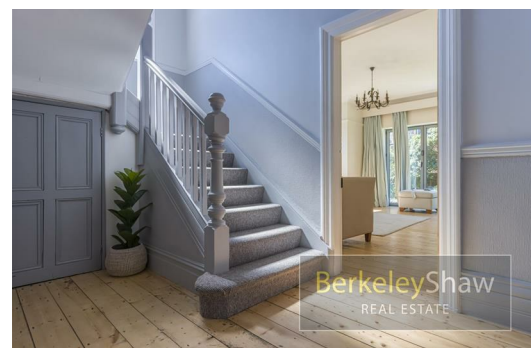
Asking Price £775,000

Welcome to this outstanding six-bedroom detached residence on the prestigious Victoria Avenue, set in the heart of Blundellsands. This beautifully renovated home offers a perfect blend of original period features and contemporary family living, all set within generous, mature gardens.

The property is ideally located in one of the area's most sought-after coastal suburbs. Residents enjoy close proximity to excellent transport links, including nearby train stations—ideal for commuters—as well as the vibrant Crosby Village, offering an array of shops, cafes, restaurants and wine bars. The area also boasts highly regarded public and private schools, making it perfect for family life.

Behind its elegant frontage, the home opens with a charming vestibule leading into a spacious entrance hall. To the front, a bay-fronted sitting room provides a calm and elegant retreat, while to the rear, a second living room with bi-folding doors offers direct access to the garden. A standout feature of the home is the stunning, bay-fronted kitchen-diner—fitted with quartz worktops, a full range of integrated appliances, and bi-folding doors that open out to the patio. This is the perfect space for entertaining or eating as a family. The adjoining utility room offers added convenience, while a stylish WC and custom-built storage in the inner hallway complete the ground floor layout.

Upstairs, a large and light-filled landing leads to four generously sized double bedrooms and a luxurious four-piece family bathroom. The second floor offers two further well-proportioned bedrooms and a contemporary shower room, ideal for guests, teenagers, or home office use.



Vestibule

Laminate floor, coving, picture rail & meter cupboard.

Entrance hall

Sanded wooden flooring, feature door from vestibule with stained glass windows, coving, picture rail, radiator, understairs storage cupboard & hallway bench.

Kitchen diner

Double glazed windows to bay, bi-folding doors to rear garden, wooden flooring, spotlights, integrated speakers, 2 x radiators, a range of wall & base units, quartz work tops, perimeter island with double stainless steel sink, integrated dishwasher, integrated fridge, integrated freezer, induction hob, double electric oven, integrated microwave & access to utility room.

Utility room

Range of wall & base units, double glazed window, stainless steel sink with drainer, radiator, space for washing machine and tumble dryer.

Sitting room

Double glazed windows to bay, coving, picture rail, radiator, custom inbuilt storage, feature cast iron fireplace & double glazed window to side aspect.

Living room

2 x double glazed windows to rear aspect, bi-folding doors to side garden, coving, gas fire, radiator, wooden flooring & picture rail.

Inner hallway

Custom built in storage, spotlights & wooden flooring.

WC

WC, hand basin, tiled splash back, double glazed window, wooden flooring & spotlights.

Storage room

Worcester combi boiler, wooden floor & double glazed window.

Landing

Double glazed window, stained glass double glazed window, radiator, picture rail & stairs to upper floor.

Bedroom 1

Dual aspect double glazed windows, radiator, picture rail & coving.

Bedroom 2

Double glazed window, radiator, picture rail & coving.

Bedroom 3

3 x double glazed windows, fitted wardrobes, radiator, picture rail & coving.

Bedroom 4

Double glazed window, radiator, picture rail & coving.

Bathroom

2 x double glazed windows, free standing bath, WC, basin, towel radiator, walk in shower with ceramic tray, glass screen, tiled floor, tiled floor & spotlights.

Staircase

Stained glass double glazed window & picture rail.

Upper landing

Picture rail & access to storage room.

Bedroom 5

2 x skylights to rear aspect, double glazed window to side aspect & radiator.

Bedroom 6

2 x skylights to front aspect, fitted wardrobes & radiator.

Shower room

Skylight, WC, basin, shower with tiled enclosure, extractor fan, towel radiator, tiled walls & tiled floor.

Externally

Block paved front driveway with parking for several cars & secure gated access to both sides of the property.

Gardens to side and rear with width of 27 meters and 20 meters deep. Rear garden with Indian Stone patio area, three out-buildings with power, lawn, firepit area & mature borders.

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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, dimensions, heights and any other items are approximate and no responsibility is taken for any 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 here and have not been tested and no guarantee as to their operability or efficiency can be given. (Signed and stamped 10/02/22)



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