



64 Merrilocks Road, Liverpool, L23 6UW

£579,000

Merrilocks Road, Blundellsands – Chain-Free Two-Bedroom Detached Bungalow with Double Garage

Set in a highly desirable position on the sought-after Merrilocks Road, this spacious detached bungalow is offered to the market with no onward chain. Ideally located just moments from Hall Road train station, the property provides effortless access to Liverpool city centre, while being only a short stroll from the iconic Antony Gormley 'Another Place' sculptures and Crosby Beach—perfect for those who enjoy coastal walks and scenic views.

The accommodation is well laid out and generously proportioned throughout. A glazed porch leads into a welcoming entrance hall, which gives access to all main rooms. To the front of the property, the master bedroom benefits from fitted wardrobes and a private en-suite shower room, while the spacious living room is flooded with natural light and provides a comfortable space to relax.

A second double bedroom is located towards the rear of the property and is served by a well-appointed family bathroom with four-piece suite. The fitted kitchen is generously sized and offers excellent storage, ample worktop space, and a range of integrated appliances—ideal for day-to-day living or hosting guests.

A separate dining room leads directly through to a conservatory, which enjoys views of the beautifully maintained rear garden—an ideal space to unwind or entertain year-round.



Accessed via a UPVC front door, the enclosed porch features double glazed windows, providing a bright and practical welcome to the home and ideal space for coats and shoes.

A spacious and inviting hallway, complete with radiator and built-in storage cupboards—one of which houses the combi boiler.

A bright and airy space with double glazed windows to both the front and side elevations, allowing plenty of natural light. Features an electric fire with surround as a focal point, and a radiator to ensure year-round comfort. A lovely room to relax or host guests.

A fantastic space for entertaining or family dining, complete with UPVC French doors leading into the conservatory and a radiator for comfort.

Enjoying peaceful views over the garden, the conservatory is filled with natural light and serves as an ideal second sitting area or reading room with double glazed windows and UPVC French doors to the rear garden.

Well-equipped and generously sized, the kitchen features a range of wall and base units, induction hob, double electric oven, extractor hood, and a stainless steel sink with drainer. The tiled splashbacks add a practical touch, while there is also space for both a washing machine and a dishwasher. With plenty of space for casual dining, this kitchen is ideal for everyday family life.

UPVC doors to front aspect & rear aspect with access through to the double garage.

A bright and spacious double bedroom featuring dual aspect double glazed windows, allowing plenty of natural light. Includes fitted wardrobes, a radiator, and en-suite access, making this a comfortable and private retreat within the home.

Fitted with a corner shower unit, WC, and wash basin. Finished with tiled walls and flooring, a heated towel radiator, and a single glazed window providing natural light.

A generously sized double bedroom, flooded with natural light via three double glazed windows. This room benefits from fitted wardrobes and a radiator, offering ample storage and comfort.

Fitted with two double glazed windows allowing natural light, this bathroom features a bath with thermostatic shower, WC, wash basin, and a bidet.

Single glazed window to the rear elevation, up & over door with the added bonus of power.

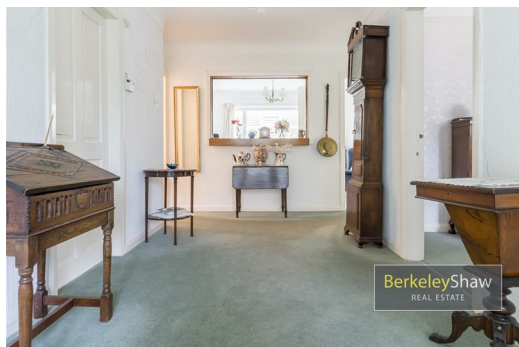
The property benefits from driveway parking and well-maintained, mature gardens to the front, side, and rear, providing plenty of outdoor space for relaxation and enjoyment.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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 <i>Not energy efficient - higher running costs</i>	70	80	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC 	England & Wales EU Directive 2002/91/EC 		

The floor plan shows a house with the following rooms and dimensions:

- Bedroom:** 12'0" x 11'9" (3.66m x 3.59m) - Top left.
- Bedroom:** 16'10" x 15'6" (5.12m x 4.72m) - Bottom left.
- Bathroom:** - Top left, adjacent to the top bedroom.
- Dining:** 12'3" x 10'5" (3.73m x 3.18m) - Top center.
- Kitchen:** 14'6" x 13'11" (4.42m x 4.24m) - Top right.
- Double Garage:** - Far right.
- Lounge:** 17'3" x 14'8" (5.25m x 4.47m) - Bottom right.
- Hall:** - Central hallway connecting rooms.
- Storage:** - Two storage areas near the central hall.
- Ensuite:** - Attached to the bottom bedroom.
- Entrance:** - Bottom center.
- Wardrobes (W):** - Located in the bedrooms and near the hall.
- Passage:** - A narrow passage between the kitchen and the double garage.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.



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