# BerkeleyShaw

REAL ESTATE



# 22 Blundell Road, Liverpool, L38 9EG

Offers Over £600,000

Nestled in the charming COASTAL village of Hightown, this 4 bedroom DETACHED house on Blundell Road is a true gem waiting to be discovered. Boasting CHARACTER features such as wood panelling, original doors, and PARQUET flooring, this property exudes charm and with EPC Rating C it is an energy efficient home.

With four bedrooms and three bathrooms, this house offers ample space for a growing family or those who love to entertain. The potential to extend further adds to the appeal, allowing you to tailor the space to your specific needs and desires.

Situated on a CORNER plot, this property enjoys large sunny gardens, perfect for relaxing on lazy summer afternoons or hosting all fresco gatherings with friends and family. The DETACHED GARAGE and parking for several vehicles provide convenience and peace of mind for those with multiple vehicles.

Conveniently located close to the beach, a pub, and the train station, this house offers the perfect blend of tranquillity and accessibility. With NO CHAIN and FREEHOLD status, this is an opportunity not to be missed. Don't let this chance to own a piece of history in a sought-after location slip away - book your viewing today!







#### **Porch**

## **Reception Hall**

29'6" x 23'11" (9.00 x 7.30)

#### Lounge

19'4" x 18'4" (5.90 x 5.60)

## **Sitting Room**

16'4" x 11'1" (5.00 x 3.40)

# Kitchen/Dining Room

23'11" x 17'8" (7.30 x 5.40)

### Landing

#### Bedroom 1

19'4" x 18'4" (5.90 x 5.60)

#### **Ensuite**

7'6" x 4'11" (2.30 x 1.50)

#### Bedroom 2

16'4" x 11'1" (5.00 x 3.40)

#### Bedroom 3

16'0" x 11'1" (4.90 x 3.40)

#### **Bedroom 4**

13'5" x 12'5" (4.10 x 3.80)

# Family Bathroom

13'1" x 11'1" (4.00 x 3.40)

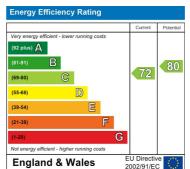
#### W C

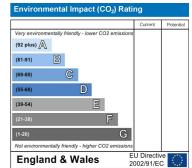
4'11" x 4'7" (1.50 x 1.40)

# **Double Garage**

16'2" x 22'3" (4.94 x 6.79)

Pitched roof with electrics and sockets. Up and over door to driveway, side access door to garden.







TOTAL FLOOR AREA: 3382 sg.%. (314.2 sg.m.) approx. White every altering has been made to ensure the accusary of the floorpian contained here, measurements of door, wedows, rooms and say other terms are approximate and no responsibility is blank to any error, ensurement contained an expension of the second so with large second so with the second









Berkeley Shaw Real Estate Limited. Company No. 05206927

