



96 Blundell Road, Liverpool, L38 9EQ

Asking Price £325,000

A superb opportunity to acquire this 4 bedroom detached residence, set within the heart of sought-after Hightown Village, with its train station, pub, coffee shop and convenience stores. Occupying a prime position very close the coastal path ideal for dog walkers and cyclists with uninterrupted access through to Crosby Beach and Anthony Gormley's Iron Men.

The property offers generous and versatile accommodation, ideal for families or those seeking a lifestyle by the coast. Externally, the house is complemented by a substantial rear garden, providing excellent privacy and significant potential for extension, subject to the necessary consents. The garage further enhances the offering and is ripe for conversion to additional living space, a home office or annex, again subject to approval.

Entering into a bright and spacious lounge with large floor to ceiling window, focal electric fireplace and open to the dining area with patio doors onto a sunny, mature rear garden. With open stairs to first floor maximising usable space. The kitchen is open to the dining area, well-equipped and has another back door to the garden. Upstairs there are 3 double rooms and a good-sized. The principal bedroom benefits from fitted wardrobes and is westerly facing to the front aspect.

To the front, a private driveway provides off-road parking, adding convenience and practicality. The village location is highly prized, offering a blend of coastal walks, open countryside, and a welcoming community atmosphere, while remaining within easy reach of local amenities and transport links.



Lounge

16'7" x 10'10" (5.06 x 3.32)

Westerly facing with floor to ceiling front window, focal electric fireplace, wood effect laminate flooring, open through to dining area. Floating stairs to first floor.

Dining Room

12'11" x 7'9" (3.95 x 2.37)

Wood effect laminate flooring, patio sliding doors onto east facing garden and open to kitchen.

Kitchen

11'3" x 8'1" (3.45 x 2.48)

Tiled flooring, gas hob with under counter oven with over extractor, wood effect work surfaces with mosaic tile splashbacks. A range of base and high level white fitted kitchen units with chrome handles. Plumbing for washing machine and dishwasher. Door to rear garden and window.

Landing

Bedroom 1

12'2" x 10'9" (3.72 x 3.29)

DOUBLE

Bedroom 2

11'3" x 8'0" (3.43 x 2.45)

DOUBLE

Bedroom 3

8'9" x 8'2" (2.68 x 2.50)

DOUBLE

Bedroom 4

8'2" x 7'6" (2.50 x 2.30)

Bathroom

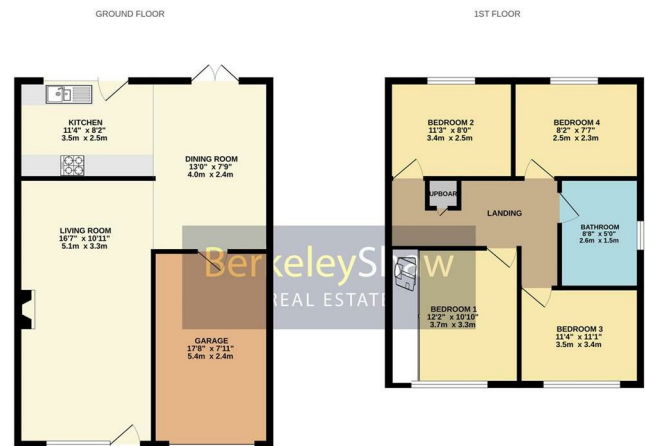
8'7" x 5'0" (2.63 x 1.53)

Garage

17'8" x 7'11" (5.39 x 2.42)

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		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		

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		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
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While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with SketchUp 2020



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