



**BerkeleyShaw**  
REAL ESTATE

## 11 Blundell Road, Liverpool, L38 9EF

**Asking Price £750,000**

IS THIS YOUR FOREVER HOME? a charming Edwardian 4 bedroom DETACHED house built in 1911 and set on a generous plot with the option to create CARRIAGE DRIVEWAY and enjoying a show stopping mature WEST FACING GARDEN perfect for outstanding HIGHTOWN SUNSETS. This spacious property is arranged over THREE FLOORS and offers a DETACHED GARAGE and beautifully maintained grounds.

HIGHTOWN L38 is a charming COASTAL VILLAGE offering a relaxed lifestyle with a beautiful SANDY BEACH, River Alt and scenic CYCLE paths perfect for walking running and outdoor living. The area benefits from a convenient HIGHTOWN TRAIN STATION providing direct access to nearby Southport and Liverpool City Centre's. Within the village there is a friendly LOCAL PUB popular COFFEE SHOP PHARMACY DOCTORS and DENTIST along with TWO CONVENIENCE STORES making essentials easily accessible residents also enjoy strong community spirit and active leisure options including BLUNDELL SANDS SAILING CLUB and HIGHTOWN CLUB creating an ideal setting for families professionals and those seeking a peaceful yet well connected location.

Inside the home blends original character features and modern upgrades with a BESPOKE SOLID WOOD COUNTRY KITCHEN featuring a CENTRAL ISLAND alongside a separate UTILITY LAUNDRY ROOM and DOWNSTAIRS WC. The ground floor also provides a LIVING room with focal fireplace, Lounge with large bay window to the front, HOME OFFICE and a comfortable LOUNGE leading through to a STUNNING spacious ORANGERY with a fully insulated, tiled roof ideal for year round enjoyment and watching flocks of Geese come to roost.

Upstairs the first floor hosts a FAMILY BATHROOM a generous PRINCIPAL BEDROOM with LARGE ENSUITE including both bath and shower. there are TWO FURTHER DOUBLE BEDROOMS to this floor. The second floor reveals the FOURTH DOUBLE BEDROOM with extensive EAVES STORAGE making this home both practical and versatile for modern family living in a sought after road in the coastal village location



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## Hall

## Dining Room

## Lounge

## Kitchen

## Orangery

## 3rd Reception

## Boot Room & Utility

## Downstairs WC

## Bedroom 1

## Ensuite

## Bedroom 2

## Bedroom 3

## Family Bathroom

## Bedroom 4

## Garage



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, 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 dimensions shown are not to scale and are not intended to be used as such as to their suitability or efficiency can be guaranteed.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	76
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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