



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 on 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.

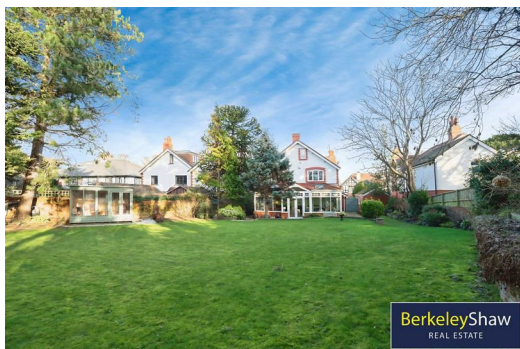
HIGHTOWN L38 is a charming COASTAL VILLAGE offering a relaxed lifestyle with a beautiful SANDY BEACH, River Alt and scenic CYCLE paths perfect for walking running and outdoor living. The area benefits from a convenient HIGHTOWN TRAIN STATION providing direct access to nearby Southport and Liverpool City 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.

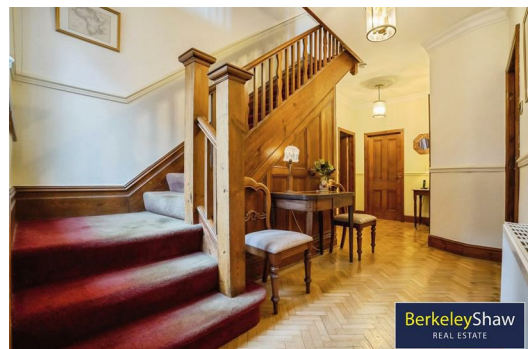
Upstairs the first floor hosts a FAMILY BATHROOM a generous PRINCIPAL BEDROOM with LARGE ENSUITE including both bath and shower. there are TWO FURTHER DOUBLE BEDROOMS to this floor. The second floor reveals the FOURTH DOUBLE BEDROOM with extensive EAVES STORAGE making this home both practical and versatile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



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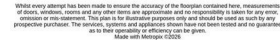


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Garage



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (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

