



39 St. Anthons Road, Liverpool, L23 8TW

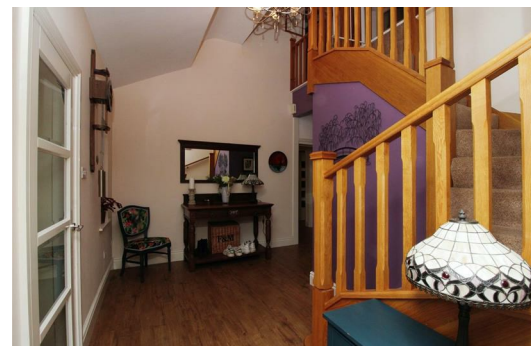
Offers Over £800,000

If you are searching for a spacious family home in the heart of Blundellsands, this could be the perfect home for you!

Berkeley Shaw Real Estate is ecstatic to offer for sale this fantastic, detached home with a self-contained annexe. The property is situated in Blundellsands, one of the region's premier suburbs. The surrounding area boasts a fantastic array of amenities with Crosby Beach situated just a short walk away. Blundellsands & Crosby Train Station gives any commuter easy access into Liverpool City Centre and surrounding areas.

Laid out across two floors, the accommodation briefly comprises; porch leading to an impressive entrance hall. The sitting room is the ideal space to relax of an evening and is finished with a log burning stove. The rear of the property boasts a spacious kitchen diner, ideal for entertaining guests, and an open aspect through to the living room. The space is flooded with natural light via the roof lantern and provides direct access to the rear garden. Completing the ground floor layout is two further bathrooms, three bedrooms, one of which is currently utilised as a study and a utility room. Ascending to the first floor, the bright and airy landing with feature crescent window provides access to two further double bedrooms and an additional shower room. The property further boasts a spacious annexe which can be accessed via the main house or alternatively via its' own entrance. The space has an open plan kitchen/living area, landing area with access to a double bedroom and a four-piece bathroom. Externally, the home boasts a walled and gated front garden with off street parking for several vehicles, garage & a spacious rear garden. This is a great space for outdoor entertaining with patio areas, mature borders laid to lawn, wood store and allotment area. Further benefits include solar panels, gas central heating and double glazing.

Viewing is essential to appreciate this utterly unique home!



Porch

Solid wood floor & double glazed windows.

Entrance hall

LVT flooring, double glazed window, stairs to upper floor & 4 x storage spaces.

Sitting room

2 x double glazed windows, 2 x radiator & log burning stove.

Kitchen diner

2 x Double glazed window, range of wall & base units, gas burning hob, double ovens, integrated microwave, dishwasher, stainless steel sink with mixer tap & drainer, UPVC door to side elevation, radiator, open aspect to living room & Velux window.

Pantry

Living room

Double glazed windows, roof lantern, spotlights, tiled floor & UPVC 'French' style doors.

Family bathroom

Wc, basin, bath with shower, tiled floor, part tiled walls, Velux window & towel radiator.

Inner hallway

Radiator, LVT flooring, access to shower room Bedroom 1 and utility room.

Bedroom 1

Radiator, double glazed window & fitted wardrobes with vanity area.

Bedroom 2

Radiator & double glazed window.

Bedroom 3

Double glazed windows to bay, radiator & fitted wardrobe.

Shower room

Corner shower unit with electric shower, WC, basin, double glazed window, spotlights, tiled floor, part tiled walls & towel radiator.

Utility room

UPVC door to side elevation, radiator, access to garage, combi boiler & storage space/space for washing machine/dishwasher. Internal access to annexe.

Garage

Garage door, Sink area & storage space.

Landing

Feature crescent shaped window, storage cupboard & stairs to ground floor.

Bedroom 4

Double glazed window & radiator.

Bedroom 5

Laminate floor, double glazed windows & storage cupboards.

Shower room

Corner shower with electric shower, WC, basin, tiled floor & double glazed window.

Externally

Walled and gated front garden with parking for several cars and side access through to the annexe. Spacious rear garden with 2 x patio areas, mature borders, laid to lawn, allotment area with raised wooden beds & wood store.

Annexe

Open plan kitchen/living area with LVT flooring, centre island, induction hob, electric oven, double glazed window, bifolding doors, spotlights & UPVC door to side elevation. Stairs to landing area with velux window & further access. Double bedroom with double glazed window, radiator & storage cupboard. Four-piece bathroom with WC, basin, bath, double glazed window, walk in shower, towel radiator, tiled floor & part tiled walls.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floor, ceiling, walls and any other fixed and appropriate and the responsibility, liable for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The agency, accepts no responsibility for not been noted and no guarantee as to their capability or otherwise to give. Made with Metagis CS2017



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