



## 8 College Road North, Blundellsands, L23 8UP

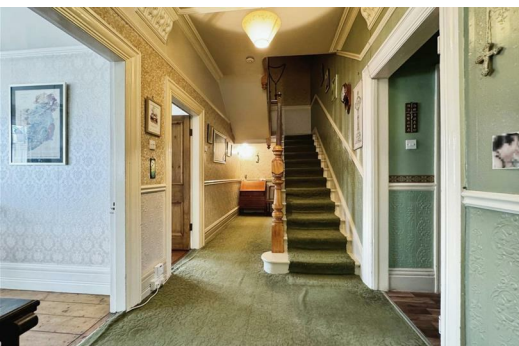
### Offers Over £600,000

Are you searching for a spacious family home with huge potential & an abundance of period features?

Berkeley Shaw Real Estate is the appointed agent for this fantastic seven-bedroom semi-detached property located on College Road North L23. The property is located in one of the most sought after postcodes in the region given the wide variety of amenities available. The area boasts fantastic schools covering all age ranges making this an ideal purchase for families. There is also a strong transport infrastructure making this perfect for commuters. The area also offers a variety of shops, restaurants, cafes, bars & recreational spaces.

Laid out across three floors, the accommodation briefly comprises; Vestibule, spacious entrance hall with fantastic original features and understairs cloaks area, bay fronted dining room/sitting flooded in natural light via the impressive stained glass dual aspect windows, spacious lounge with feature fireplace, dining room, fitted kitchen & WC with utility area. The first floor offers four generous bedrooms, two-piece bathroom and separate WC. The upper landing provides access to three further bedrooms. Externally, the property boasts a front garden with driveway parking for several vehicles and access to the garage. To the rear of the property is a fantastic rear garden with laid to lawn area and outbuildings. Further benefits to the property include no onward chain and gas central heating.

Get in touch straight away to arrange a viewing!



### Vestibule

Tiled floor & meter cupboard.

### Entrance hall

Picture rail, radiator & timber framed stained glass door & windows.

### Sitting room

13'1" x 19'11" (4.01 x 6.09)

Exposed wooden floor, lead lined singled glazed windows with dual aspect, 2 x radiators & electric fire with marble surround.

### Lounge

14'1" x 20'2" (4.31 x 6.17)

3 x lead lined single glazed stained glass windows, 2 x radiators, exposed wooden floor, picture rail, open fire, picture rail & covings.

### Dining room

13'1" x 14'0" (3.99 x 4.27)

2 x single glazed windows to rear elevation, storage cupboard & radiator.

### Kitchen

10'7" x 8'11" (3.25 x 2.73)

Range of wall & base units, 2 x single glazed windows, timber door to rear yard, stainless steel sink with drainer & part tiled walls.

### WC

10'5" x 4'9" (3.18 x 1.47)

Single glazed window, WC, basin & space for washing machine.

### Landing

2 x storage cupboards, radiator & stairs to upper floor.

### Bedroom 1

14'2" x 20'2" (4.34 x 6.16)

Wooden flooring, single glazed stained glass windows to bay, feature fireplace & radiator.

### Bedroom 2

13'6" x 20'9" (4.12 x 6.33)

Wooden flooring, stained glass single glazed window, fitted wardrobes, picture rail, coving & radiator.

### Bedroom 3

14'5" x 8'8" (4.4 x 2.65)

2 x single glazed windows, radiator, feature fireplace, picture rail & coving.

### Bedroom 4

13'3" x 14'0" (4.06 x 4.27)

2 x single glazed windows, radiators, picture rail & coving.

### Bathroom

7'2" x 8'7" (2.19 x 2.62)

Single glazed window, tiled floor, basin, storage cupboard housing combi boiler, bath with shower & glass shower screen.

### WC

Single glazed window & WC.

### Upper landing

Sky light & access to bedroom 5, 6 & 7.

### Bedroom 5

14'5" x 17'8" (4.41 x 5.41)

Wooden flooring, single glazed window, basin, radiator & access to eaves storage.

### Bedroom 6

13'4" x 7'4" (4.08 x 2.25)

Single glazed window & radiator.

### Bedroom 7/workshop

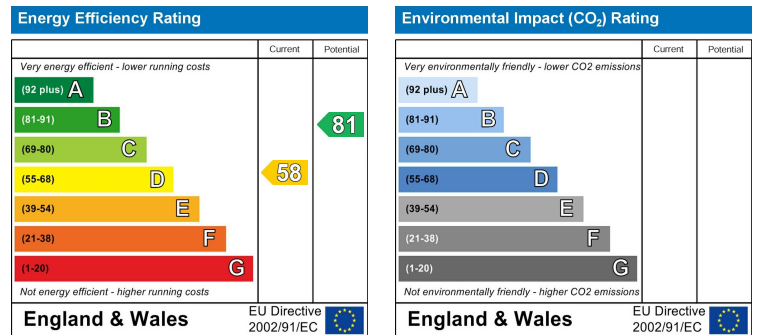
14'3" x 8'2" (4.36 x 2.5)

Sky light.

### Externally

Front garden with laid to lawn, driveway parking & access to garage.

Rear garden with laid to lawn and access to outbuildings.



While every effort has been made to ensure the accuracy of the statistics contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for accuracy or performance over time.



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