



29 St. Andrews Road, Liverpool, L23 8UA

Offers In The Region Of £1,200,000

Berkeley Shaw Real Estate is delighted to bring to the sales market this generous four-bedroom freehold detached home, situated on an expansive corner plot in the heart of Blundellsands.

Blundellsands is one of the North West's most in demand locations with an abundance of local amenities. The area boasts some of the best schools covering all age ranges, making this an ideal purchase for families. Crosby Beach & West Lancashire golf club are also just a short walk away. The area also offers a fantastic transport infrastructure making this an ideal purchase for commuters.

The property has amazing potential for further development subject to necessary planning consent.

Set out across two floors, the accommodation comprises; vestibule, impressive entrance hall with solid wood flooring, stunning sitting room, rear living room perfect for cosy evenings, formal dining room with parquet floor, shower room, separate WC, kitchen diner & utility room. Ascending to the first floor, the airy landing gives access to four double-bedrooms, the master suite boasting an en-suite with sauna. Completing the first-floor accommodation is a further shower room. Externally the property offers an impressive in & out driveway with mature borders. The beautiful rear garden has been maintained to a high standard with mature borders offering a private space, perfect for taking in the sunshine or alfresco dining.

Viewing is essential to appreciate the rare opportunity to own such a fantastic home in a prestigious location.

Tenure: freehold Council tax band: G



Vestibule

Tiled floor & timber frame door.

Hallway

Solid wood floor, double glazed window, 2 x radiators & stairs to first floor.

Living room

UPVC 'French' style doors to garden, double glazed windows, radiator, gas fire & access through to kitchen diner.

Sitting room

2 x UPVC 'French' style doors to garden, gas fire with marble surround, single glazed window, 2 x radiators & solid wood flooring.

Dining room

Parquet flooring, single glazed window & radiator.

Kitchen diner

Tiled floor, UPVC 'French' style doors to garden, electric fire, storage cupboard, range of wall & base units, double glazed window, stainless steel sink with drainer, stainless steel sink with mixer tap, integrated dishwasher, gas burning hob, electric oven & integrated microwave.

Utility room

Tiled floor, double glazed window, combi boiler, range of wall & base units, stainless steel sink with drainer & garage access.

WC

Tiled floor, single glazed window, WC, basin & radiator.

Shower room

Electric shower with laminate floor, tiled walls & single glazed window.

Landing

Single glazed window, radiator & storage cupboard.

Bedroom 1

Single glazed window, fitted wardrobes, exposed wooden flooring & radiator.

En-suite

Single glazed window, door to rooftop, WC, basin, sauna, electric shower unit & 2 x towel radiators.

Bedroom 2

Fitted wardrobe, 2 x single glazed windows, exposed wooden floor & radiator.

Bedroom 3

Wooden flooring, radiator & single glazed window.

Bedroom 4

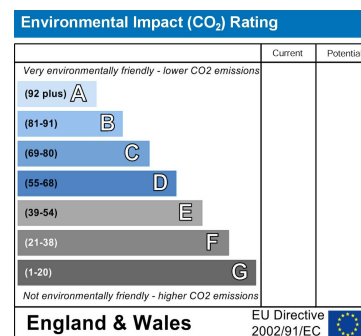
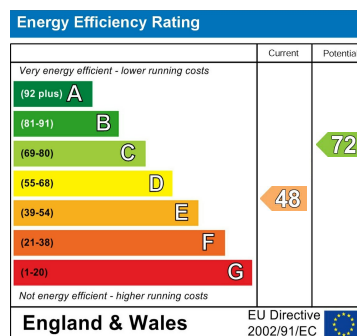
Radiator & single glazed window.

Shower room

2 x single glazed windows, tiled floor, WC, basin, shower unit with tiled enclosure & electric shower.

Externally

In & out driveway with mature borders. Double garage with electric up & over door. Private rear garden with water feature, laid to lawn, patio area, mature borders & garden shed.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, 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 in conjunction with any prospectus or contract. The agency, its agents and any other persons named here are not to be held responsible for any error, omission or misstatement. Made with MyPlan 2022



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