



## 54 Hall Road East, Crosby, Merseyside L23 8TU

### Offers In The Region Of £830,000

Located on the prestigious Hall Road East in Blundellsands, this stunning four-bedroom detached house is a true gem. The property boasts a spacious layout perfect for a growing family or those who love to entertain.

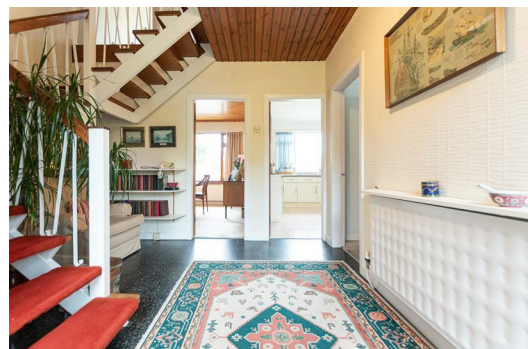
The area boasts an abundance of amenities with some of the region's best schools making this a perfect buy for families. There is superb transport links making this an ideal purchase for commuters with Hall Road Train Station just a short walk away. Crosby Beach is one of the area's premier recreational spots and is also easily accessible.

As you step inside, you'll be greeted by an inviting entrance hall with access to a cloakroom, snug, L shaped sitting/dining room which is a fantastic space for entertaining and a spacious kitchen. Completing the ground floor layout is a utility room, WC and a double garage. Ascending to the first floor, the spacious landing provides access to four well-proportioned bedrooms, the en-suite in the master bedroom adds a touch of luxury and a further family bathroom.

One of the standout features of this property is the impressive plot it sits on, complete with meticulously maintained gardens that offer a peaceful retreat from the hustle and bustle of everyday life. The rear garden further boasts a patio area and outdoor swimming pool.

Parking will never be an issue with a double garage and off-street parking available, providing convenience and peace of mind.

If you're in the market for a home that combines comfort, style, and functionality, look no further. A viewing of this property is an absolute must to fully appreciate the beauty and potential it has to offer.





## Entrance hall

Tiled floor, radiator & stairs to first floor.

## Cloakroom

Single glazed window & storage.

## Sitting room/dining room

L shaped room with single glazed windows, 4 x radiators & stone clad fireplace.

## Snug

Single glazed window & radiator.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, tiled splash back, radiator & tiled floor.

## Utility room

Single glazed window, stainless steel sink with drainer & base units.

## Inner hall

Door to garden & tiled floor.

## WC

Wc, basin, laminate floor, tiled wall & radiator.

## Garage

Up & over door, combi boiler & single glazed window.

## Landing

Loft access, storage cupboard & double glazed window.

## Bedroom 1

2 x double glazed windows, storage cupboards, fitted wardrobe & radiator.

## En-suite

2 x double glazed windows, bath, Wc, basin, bidet, corner shower, tiled walls & radiator

## Bedroom 2

Radiator & single glazed window.

## Bedroom 3

Double glazed window, radiator & storage cupboard.

## Bedroom 4

Double glazed window, radiator & storage cupboard.

## Bathroom

Double glazed window, radiator, tiled walls, WC, basin & bath.

## Externally

Landscaped front garden with rolling lawns, water feature, shrubbery & block paved driveway. Impressive rear garden with patio area, outdoor swimming pool, laid to lawn and mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
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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