



## 31 Blundell Road, Liverpool, L38 9EE

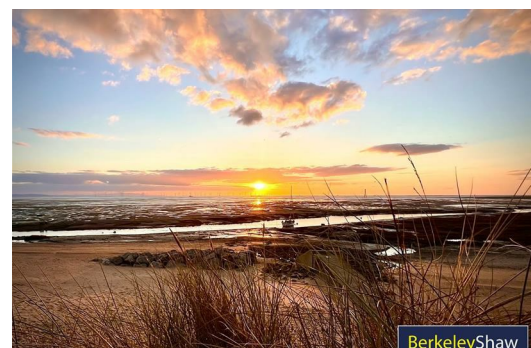
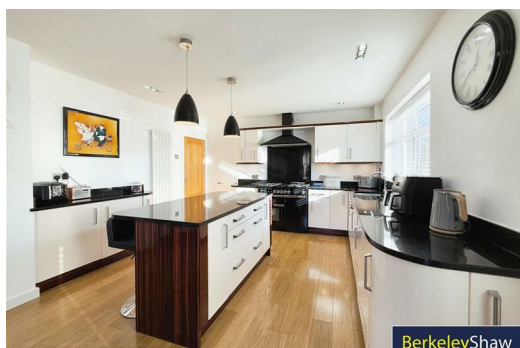
£730,000

Built in 1920 this EXTENDED detached 4 (DOUBLE) bedroom family home set within a LARGE PLOT on Blundell Road offers a perfect blend of CHARACTER and modern living. Living in Hightown means you can enjoy the tranquillity of a sought-after COASTAL village with its Pub, Coffee Shop and Convenience Store while still being within easy reach of Liverpool's vibrant city life on 20 minutes away by TRAIN. The local community is friendly and welcoming, making it a wonderful place to settle down, with Blundellsands Sailing Club and Hightown Cricket club there is plenty of opportunity to get involved.

This property is not just a house; it is a home filled with POTENTIAL and memories waiting to be made. If you are looking for a SPACIOUS, character-filled residence in a picturesque location, within a large plot this is an opportunity not to be missed.

Upon entering through the porch area you are greeted by an impressive hallway with original galleried staircase, two spacious reception rooms, providing ample room for families to relax together and entertaining. The modern and stylish kitchen is well equipped with breakfast island for casual dining, a large dining space and patio doors onto the WEST facing expansive GARDEN. A handy utility/laundry keeps noisy appliances out of the way. With four generously sized DOUBLE bedrooms plus an office this home is perfect for families or those who desire extra space for guests or a home office. The property boasts three bathrooms, adding convenience for busy mornings and ensuring that everyone has their own space.

The large garage and adjoining storage area have potential for conversion into a self contained annex or for storing vehicles.





## Hall

A spacious and grand hall with galleried solid wood staircase to first floor.

## Lounge

22'11" x 12'10" (7.00 x 3.92)

A bright dual aspect room with focal fireplace and lots of space for all the family to relax together.

## Family Room

14'11" x 13'0" (4.56 x 3.97)

A separate family room for young adults or a play room. Focal fireplace and window to side aspect.

## Kitchen/Living/Dining

28'2" x 13'0" (8.61 x 3.97)

A stunning open-plan kitchen/living dining space with centre island for informal dining. Door to side aspect, patio doors to bloc paved patio area. Range Cooker

## Utility

18'8" x 7'2" (5.71 x 2.19)

## Downstairs WC

7'2" x 5'4" (2.19 x 1.63)

## Study

Mid-way to first floor off the staircase a compact study room ideal for those working from home.

## Landing

### Bedroom 1

17'10" x 13'0" (5.46 x 3.98)

### En-suite

### Bedroom 2

13'0" x 13'0" (3.98 x 3.97)

### Bedroom 3

13'0" x 13'0" (3.98 x 3.97)

### Bedroom 4

21'3" x 12'10" (6.50 x 3.92)

## Family Bathroom

10'1" x 7'2" (3.09 x 2.19)

## Garage - Potential Annex

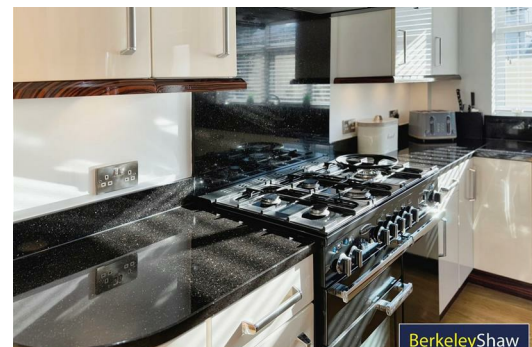
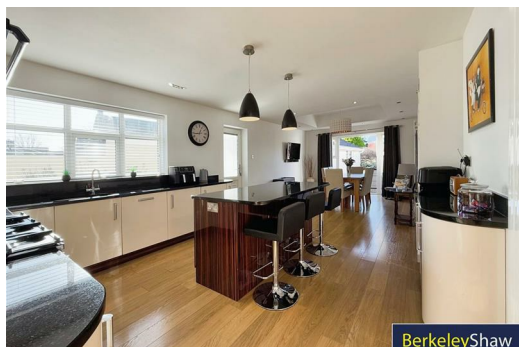
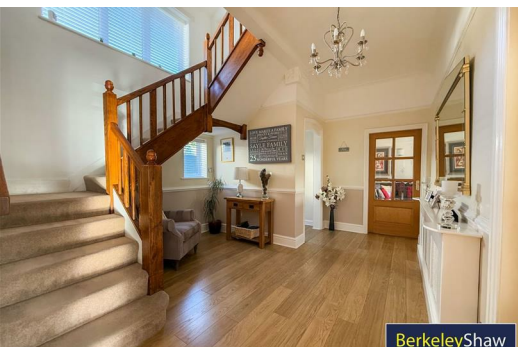
18'8" x 10'5" (5.71 x 3.20)

## Storage Room

7'2" x 9'6" (2.20 x 2.90)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

