



20 Dowhills Road, Liverpool, L23 8SW

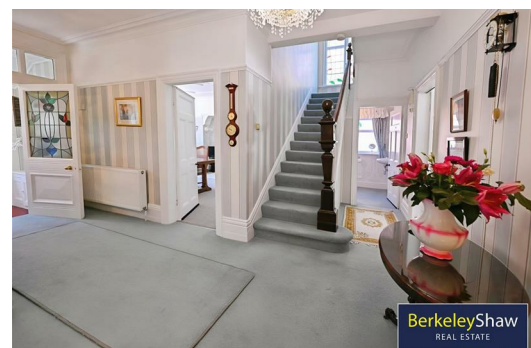
Offers Over £900,000

Set on the prestigious Dowhills Road in Blundellsands, this exceptional period home offers a rare opportunity to acquire a beautifully maintained and spacious property filled with original features and timeless elegance. Ideal for families, it sits within close proximity of highly regarded local schools, making it a standout choice in one of the area's most desirable locations. This remarkable home blends period charm with modern comfort, in a prime Blundellsands setting just moments from the coast, excellent transport links, and the vibrant Crosby village—while also being within reach of some of the region's most in-demand and highly regarded schools.

The accommodation begins with a charming porch/sun room, leading into a welcoming vestibule and grand entrance hall showcasing beautiful woodwork and high ceilings. The formal dining room features a striking inglenook fireplace, perfect for entertaining, while the impressive living room offers further period charm and a second inglenook fireplace. The modern kitchen provides ample space for dining and flows through to a bright conservatory with an insulated roof, enjoying stunning garden views. A formal office with feature fireplace and a ground floor WC complete the ground floor layout. Upstairs, the generous landing gives access to four well-proportioned bedrooms, a utility room, shower room, and separate WC, offering ideal functionality for family life. The upper floor presents two additional bedrooms, offering flexibility as guest rooms, a playroom, or a home gym.

Externally, the home is set behind secure electric gates with off-street parking for multiple vehicles, mature front gardens, and side access to a double garage. The stunning rear garden is perfect for entertaining with a sunny patio, sun room, and a walled side garden offering privacy and space.

This impressive home blends period character with modern practicality in a truly sought-after location. Viewing is essential to appreciate this home!



Sun room/porch

Tiled floor, double glazed windows & UPVC sliding door.

Vestibule

Entrance hall

Feature wooden stained glass door, stairs to first floor & radiator.

Dining room

Feature open inglenook fireplace with solid wood mantel, dual stained glass windows, UPVC windows to bay, radiator, picture rail & ornate coving.

Living room

Double glazed windows to bay, radiator, inglenook fireplace with corniches, gas fire & picture rail.

Breakfast kitchen

Range of wall & base units, granite work tops, tiled floor, double glazed windows, electric hob, double electric oven, stainless steel sink, extractor hood, breakfast bar, tiled splash back & open aspect through to the conservatory.

Conservatory

2 x radiators, double glazed windows, UPVC 'French' style doors & insulated roof.

WC

Double glazed windows, WC, basin & storage cupboard.

Landing

Feature stained glass window, stairs to second floor & access to first floor rooms.

Bedroom 1

Dual aspect double glazed windows, corner shower, fitted wardrobes & radiator.

Bedroom 2

Double glazed windows to bay, radiator, feature cast iron fireplace with wooden mantel & surround.

Bedroom 3

Double glazed window, corner shower, wash basin & radiator.

Bedroom 4

Double glazed window, fitted wardrobes, radiator & cast iron feature fireplace.

Utility room

Space for washing machine & tumble dryer.

Bathroom

Thermostatic corner shower, double glazed window, wash basin, bath, tiled floor, tiled walls & radiator.

WC

WC, part tiled walls & double glazed window.

Upper landing

Access to large storage room & double glazed window.

Bedroom 5

Double glazed window & gas fire.

Bedroom 6

Double glazed window & feature cast iron fireplace.

Front garden

Beautifully maintained walled and gated front garden with laid to lawn, mature borders, gated access to side garden, block paved driveway providing off street parking for several vehicles and access to a double garage.

Rear Garden

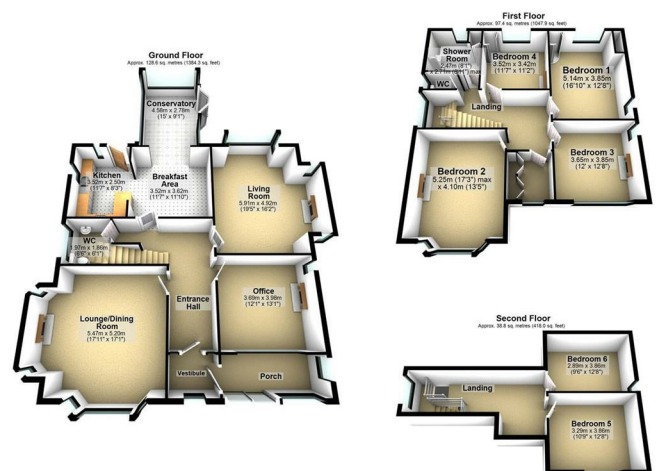
Beautifully maintained rear garden with mature borders, lawn, patio area & sun room.

Garage

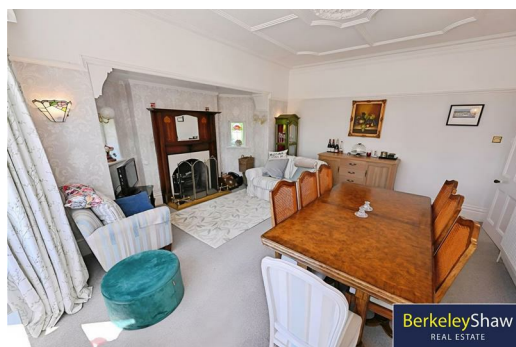
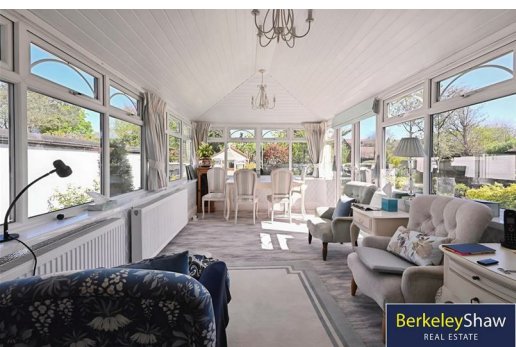
Double garage with electric up & over door, storage and door to rear garden.

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 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		



Total area: approx. 264.8 sq. metres (2850.2 sq. feet)



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