

**BerkeleyShaw**  
REAL ESTATE

## Greystones 98 The Serpentine North, Liverpool, Merseyside L23 6TJ

### Offers Over £1,100,000

A Rare Coastal Opportunity – Panoramic Views & Endless Potential on The Serpentine North, Blundellsands

Berkeley Shaw is delighted to present this exceptional detached residence on one of Blundellsands' most prestigious roads. Perfectly positioned, the property enjoys uninterrupted panoramic views across Crosby Beach, the iconic Antony Gormley 'Another Place' sculptures, and out over the Irish Sea towards the Welsh mountains—an outlook that changes with every tide and season.

Offered with no onward chain, this is a rare opportunity to create a dream home in an unrivalled coastal setting. The house requires some modernisation but offers a substantial layout and incredible potential to renovate, extend or redevelop (subject to consents).

The accommodation includes a spacious entrance hall, a front study ideal for home working, a bay-fronted lounge with open fireplace, and a dining room with ramped access from the side. A further rear sitting room enjoys fantastic garden. There is also a fitted kitchen, utility room, ground floor shower room, and access to a generous indoor pool complex.

Ascending to the first floor, the bright and airy landing provides access to three double bedrooms and a family bathroom. The standout feature is the master suite, which includes a sitting area with a generous balcony offering breathtaking water views, a bedroom area, and an open-plan connection to a spacious en-suite bathroom. Viewing is essential to appreciate the sunsets from here!



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## Porch

## Entrance hall

## WC

WC, timber framed double glazed window, basin, radiator & part tiled walls.

## Study

Timber-framed double-glazed window to the front elevation, offering views over the garden. Includes a radiator and fitted storage

## Lounge

Timber-framed double-glazed window to the front elevation with views over the garden, UPVC double-glazed window to the side elevation, two radiators, and a stone-clad open fireplace.

## Dining room

Timber frame double glazed windows and door unit to side elevation with ramp access & a radiator.

## Kitchen

Range of wall & base units, UPVC window, UPVC door to rear elevation, gas burning hob, gas oven, extractor hood, grill, tiled walls, radiator, & stainless steel sink with drainer.

## Family room

Two radiators, timber frame door to rear garden, timber framed double glazed windows to both front & rear elevation.

## Utility room

Timber framed double glazed window, base unit housing a stainless steel sink & a radiator.

## Inner hall

Built in storage & a radiator. Providing access to pool complex and double garage.

## Changing room

WC, basin, shower & radiator.

## Conservatory

Timber framed double glazed windows, two sets of French doors providing access to the rear garden & patio area.

## Swimming pool

Timber clad with glazed roof, timber framed windows & sliding doors to the rear garden.

## Landing

Full of natural light with timber framed double glazed window offering views of the rear garden & a radiator.

## Sun room

UPVC double glazed windows & doors leading to a sun terrace with incredible views out towards Crosby Beach, single glazed sliding door to landing & sliding doors to the master bedroom.

## Master bedroom

UPVC double glazed windows to the front aspect with spectacular views, radiator, fitted wardrobes & archway through to the en-suite bathroom.

## En-suite

Timber framed double glazed window to rear elevation, corner bath, walk in shower, twin basins with vanity unit, bidet, WC & a radiator.

## Bedroom 2

UPVC double glazed window with views towards Crosby Beach, fitted wardrobes & a radiator.

## Bedroom 3

Timber framed double glazed window to rear elevation, radiator & a fitted wardrobe.

## Bathroom

Timber framed double glazed window, WC, basin with vanity unit, corner bath, shower unit, towel radiator & tiled walls.

## Double garage

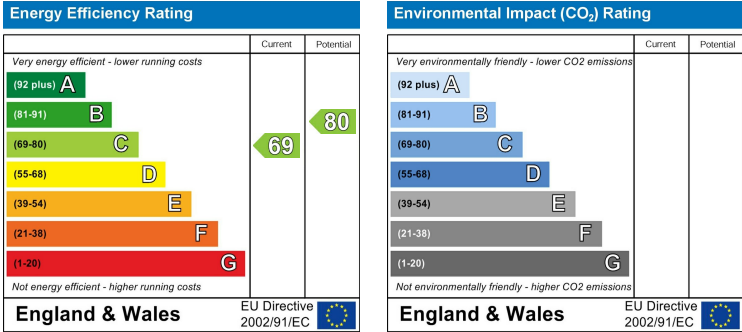
Up & over door, UPVC double glazed windows, French timber doors & access through to boiler room housing a combi boiler.

## Front garden

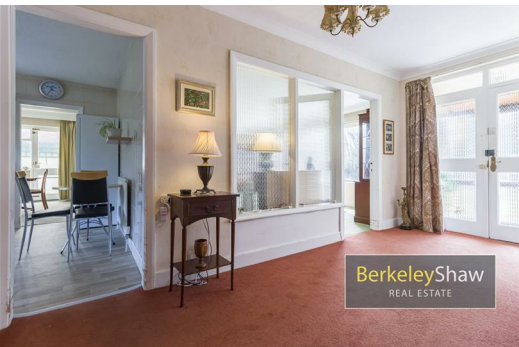
Driveway parking for multiple vehicles with garage access, mature borders & lawn.

## Rear garden

Private aspect with mature borders, trees, lawn & patio areas.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

