



## 26 Blundellsands Road West

, Liverpool, L23 6TE

£699,000





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## First Floor

### Vestibule

6'08 x 5'07 (2.03m x 1.70m )

The vestibule presents an inviting entrance with a stylish blend of tiled flooring that offers durability and aesthetics. Two single glazed windows usher in natural light, creating a warm atmosphere. A seamless transition to carpeted flooring adds a touch of elegance and comfort.

### Entrance Hall

6'10 x 31'04 (2.08m x 9.55m )

The entrance hall exudes sophistication with plush carpeted flooring, providing a welcoming and luxurious feel. The space is adorned with a captivating wall art design, adding an element of artistic expression. A radiator discreetly combines function and elegance.

### Living room

21'05 x 16'01 (6.53m x 4.90m )

The living room epitomizes refinement, featuring sumptuous carpeted flooring and grand bay windows framed in wooden accents. These front elevation windows not only offer picturesque views but also flood the room with natural light. A center piece fireplace, boasting electric convenience, stands as an artful focal point. A picture rail and subtle downlights contribute to the room's elegance.

### Lounge

16'02 x 21'04 (4.93m x 6.50m )

The lounge is a haven of comfort, defined by an expansive bay window that frames scenic views and bathes the room in natural light. Plush carpets offer a soft and inviting underfoot experience. An electric fireplace adds a touch of coziness, and the picture rail contributes to the room's aesthetic charm.

### Cloak Room

13'06 x 3'03 (4.11m x 0.99m )

The cloakroom combines functionality with a sense of spaciousness, graced by hardwood flooring that emanates both luxury and practicality.

## Ground Floor

### Kitchen

12'10 x 12'08 (3.91m x 3.86m )

The kitchen is a culinary masterpiece, boasting integrated appliances, a practical extractor, a convenient microwave, and a double oven. An inset gas hob invites culinary creativity, while there's ample room for an American-style fridge-freezer. An inset steel sink ensures both style and function, and garden access enhances convenience. Tiled wall and flooring add to the visual appeal, and a storage cupboard with mosaic flooring offers a chic storage solution. Double glazed windows not only provide outdoor views but also create a seamless connection to the garden.

### Bathroom

14'01 x 8'07 (4.29m x 2.62m )

The bathroom is a sanctuary of relaxation, offering a luxurious bath with a jacuzzi feature, along with the convenience of a WC and two wash hand basins. A bidet adds a touch of opulence, while natural light gently filters through two double glazed frosted windows.

## Family area

16'03 x 17'00 (4.95m x 5.18m )

The family area is a masterpiece of design, with a hardwood floor adorned by a stunning marble art pattern, adding opulence and artistic flair to the space. A picture rail enhances the room's aesthetic, while double glazed patio doors provide a seamless transition to the outdoors. A radiator ensures a comfortable and inviting atmosphere.

## Basement

### Wine Cellar

7'02 x 7'09 (2.18m x 2.36m )

The wine cellar showcases practicality with its durable tiled flooring, creating an ideal environment for storing your collection. It also houses the electric switchboard for efficient operation.

### Games Room

15'05 x 23'11 (4.70m x 7.29m )

The games room is a space of entertainment and leisure, graced with enduring hardwood flooring. Natural light graces the room through a double glazed window, and it also houses the plant room, which hosts a combi boiler and a hot water cylinder system for your comfort.

### Storage Room

16'03 x 19'11 (4.95m x 6.07m )

The storage room is a haven for organization, featuring hardwood flooring and offering ample space for your storage needs.

## Second Floor

### Second Floor landing

7'08 x 11'11 (2.34m x 3.63m )

The second-floor landing boasts practicality and style, featuring a radiator, loft access, and a captivating marble design wall art. The carpeted flooring adds to the luxurious feel of the space.

### Bedroom One

11'10 x 15'04 (3.61m x 4.67m )

Bedroom one invites with its comfortable carpeted flooring and elegant picture rail. A radiator ensures a cozy environment, and a double glazed window provides natural light and outdoor views.

### Master bedroom

16'01 x 15'10 (4.90m x 4.83m )

The master bedroom defines luxury with a picture rail and a radiator, complemented by a double glazed window on the rear elevation. Plush carpeting adds a touch of opulence to the space.

### Bathroom

9'01 x 10'06 (2.77m x 3.20m )

The second bathroom is a retreat with tasteful tiled walls, a soothing bath, a wash hand basin, and the convenience of two double glazed frosted windows. A radiator ensures warmth, and carpeted flooring provides a soft and stylish touch.

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## WC

3'01 x 5'06 (0.94m x 1.68m )

The WC exudes elegance with its hardwood floor and a double glazed frosted window, creating a serene and practical space.

## Third Floor

### Third Floor landing

20'03 x 6'10 (6.17m x 2.08m )

The third-floor landing boasts practicality and style, featuring a radiator, loft access, and a captivating marble design wall art. The carpeted flooring adds to the luxurious feel of the space.

### Single Bedroom

5'07 x 12'08 (1.70m x 3.86m )

The single bedroom showcases a charming blend of hardwood flooring and a double glazed window on the front elevation, creating a cozy and inviting space.

### Bedroom Three

16'03 x 17'05 (4.95m x 5.31m )

Bedroom three exudes character and comfort with its plush carpeted flooring. The wooden frame sash windows to the front elevation add a touch of elegance, while a picture rail and a radiator complete the room's ambience.

### Bedroom Four

17'07 x 16'00 (5.36m x 4.88m )

Bedroom four is characterized by a picture rail and a radiator. The two-panel windows not only offer views but also fill the room with natural light. The carpeted flooring, along with tasteful wallpaper, creates a visually appealing and comfortable space.

## Fourth Floor

### Fourth Floor landing

3'11x7'10 (1.19mx2.39m)

The fourth-floor landing offers a seamless transition with its continued carpeted flooring, which is not only visually appealing but also practical. A double glazed window on the rear elevation and a captivating wall art design in marble create an ambience of artistry.

## Bedroom 5

15'11 x 16'03 (4.85m x 4.95m)

Bedroom five defines comfort with lush carpeted flooring and captivating wallpaper. A picture rail, windows, and radiators combine to create an inviting space, while double glazed windows on the front elevation offer outdoor views and natural light.

## Bedroom 6

15'05 x 11'11 (4.70m x 3.63m)

Bedroom six continues the theme of comfort with its plush carpeted flooring and inviting wall coverings. A picture rail, radiator, and a double glazed window on the rear elevation ensure a cozy and well-lit space.

## Utility Room

4'07 x 5'00 (1.40m x 1.52m )

The utility room maintains the continuity of carpeted flooring, offering a seamless transition in design. Double glazed frosted windows on the side elevation create a practical yet inviting atmosphere. There's ample space for white goods, and the room houses the boiler and wall sockets for convenience.

## Bathroom

8'02 x 9'01 (2.49m x 2.77m )

The second bathroom is a haven of comfort and convenience with its carpeted flooring. Two double glazed frosted windows on the side elevation create a serene ambience, while two towel rails, a shower, WC, wash hand basin, and tiled walls complete the space with both style and function.

## basement hall

21'05 x 6'10 (6.53m x 2.08m )

The basement hall is a testament to enduring style, graced by hardwood flooring that not only offers practicality but also sets the tone for the lower level of the residence.

## external

### front garden

### Rear Garden





Road Map



Hybrid Map



Terrain Map



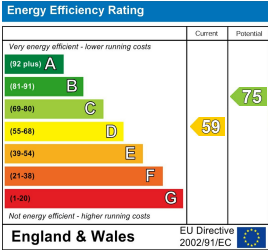
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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