



29 Mariners Road

, Blundellsands, L23 6SX

Offers in excess of £800,000

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Front Garden

Welcome to a charming front garden that combines functionality with aesthetic appeal. The driveway, adorned with stone bricks and a brick wall, leads to the first balcony door, offering convenient access. Ascend the steps to discover a well-lit area, complete with motion sensor lights and an outside feature arch gate providing side access. The block-paved driveway accommodates multiple cars, leading to a spacious double garage equipped with wall lights and an electric door. A side gate adds a touch of privacy and security.

Rear Balcony

Unwind in the tranquillity of the rear garden, where a delightful balcony awaits with wall lights and breath-taking sea views. Beyond the balcony, a well-maintained garden unfolds with a paved patio and a captivating feature circle, enhanced by wall lights for an enchanting ambiance. Enjoy the convenience of artificial turf, an outside tap, and secure side access. Descend the steps to a lower garden, graced with additional artificial turf, a patio, and security lights that illuminate the surroundings.

Garage

28'06 x 14'11 (8.69m x 4.55m)

Experience the convenience of a large double garage equipped with strip lights and an electric door. The UPVC double-glazed door at the side provides easy access, combining practicality with a modern touch. This garage offers ample space for parking and storage, ensuring both functionality and security for your property.

Entrance At First Floor Level

Vestibule

8'02x 4'05 (2.49mx 1.35m)

Welcome to luxury living with the UPVC triple glazed sliding door at the front elevation, creating a grand entrance. Adorned with a picture rail and ambient wall lights, this space sets the tone for the elegance within.

Cloak Room

3'00 x 3'05 (0.91m x 1.04m)

A stylish retreat with an UPVC triple glazed feature circular window at the front elevation, creating an inviting space for personal necessities.

Entrance Hall

12'02x 32'04 (3.71mx 9.86m)

Transition seamlessly from the vestibule to the inviting entrance hall featuring a classic picture rail, durable laminate flooring, and a radiator. A unique touch includes a trap door leading down to street level, hinting at the potential for a captivating wine cellar.

Master Bedroom

13'05x 14'01 (4.09mx 4.29m)

Experience comfort in the master bedroom with UPVC triple glazed windows to the side elevation, a radiator, and fitted wardrobes. A single glazed frosted window above the door allows a glimpse into the entrance hall.

Lounge

11'07x 10'10 (3.53mx 3.30m)

Entertain in style in the laminate-floored lounge, surrounded by UPVC triple glazed windows at the front and a UPVC double-glazed sliding door to the rear elevation leading to a balcony. Enjoy modern amenities like a TV point and wall lights.

Bedroom Two

8'11x 12'06 (2.72mx 3.81m)

Find relaxation in the second bedroom with laminate flooring, UPVC triple glazed windows at the rear elevation, and a radiator.

Bathroom

7'11 x 7'034 (2.41m x 2.13m)

Indulge in luxury in the fully tiled bathroom with WC, wash hand basin, UPVC frosted triple glazed window at the side elevation, a jetted bath, chrome towel rail, downlights, and a shower.

Shower Room

7'03 x 6'05 (2.21m x 1.96m)

Experience the convenience of a fully tiled walk-in shower room with downlights, base units for dressing, and a sleek design.

Bedroom Three

9'04 x 9'10 (2.84m x 3.00m)

Retreat to the third bedroom with UPVC triple glazed windows at the rear elevation, a radiator, and continued laminate flooring.

Bedroom Four

10'02 x 15'04 (3.10m x 4.67m)

Enjoy comfort in the fourth bedroom featuring laminate flooring, UPVC triple glazed windows at the rear elevation, a radiator, and wall lights.

Second Floor

Landing

12'00 x 8'06 (3.66m x 2.59m)

Ascend the carpeted stairs and landing, featuring UPVC triple glazed windows to the side elevation, a radiator, and access to the loft.

Tel: 0151 924 1000

Kitchen

Culinary delights await in the kitchen, equipped with a range of wall and base units, acrylic splashback, extractor fan, wine fridge, integrated dishwasher, microwave oven, fridge-freezer, downlights, and a modern combi boiler. Enjoy the natural light from UPVC triple glazed windows at the side and front elevations.

Dining Area

16'11 x 25'01 (5.16m x 7.65m)

Step into an inviting dining experience within this elegant room featuring an abundance of natural light through UPVC triple glazed windows at the side and front elevations. The room is characterized by its classic touch, boasting a dado rail that adds a timeless and refined aesthetic. Whether hosting intimate gatherings or family meals, this dining space offers both style and warmth in a setting that seamlessly blends comfort and sophistication.

Living Room

20'10 x 24'01 (6.35m x 7.34m)

Relax in the living room with laminate flooring, a gas fire, and expansive UPVC triple glazed windows at the side and front elevations.

Shower Room (Secondary)

3'03 x 12'10 (0.99m x 3.91m)

Convenient and stylish, the second shower room features a tiled floor, part-tiled walls, downlights, a towel rail, UPVC triple glazed frosted window at the side elevation, WC, wash hand basin, and a walk-in corner shower with a rainfall shower head.

Ground Floor Level

Annex

13'07x 13'10 (4.14mx 4.22m)

Embrace contemporary living in the annex with UPVC bi-fold doors, tiled flooring, and downlights.

Annex Kitchen

5'04x 10'05 (1.63mx 3.18m)

Functional and modern, the annex kitchen boasts tiled flooring, a range of wall and base units, space for a fridge-freezer, and a stainless steel sink with a mixer tap.

Annex WC

5'1x 3'00 (1.55mx 0.91m)

Accessible and efficient, the annex WC features tiled flooring, a wash hand basin, WC, and an extractor fan.

Bedroom Five

12'00 x 11'09 (3.66m x 3.58m)

Experience serenity in the fifth bedroom with UPVC triple glazed windows, laminate flooring, a radiator, and wall lights.



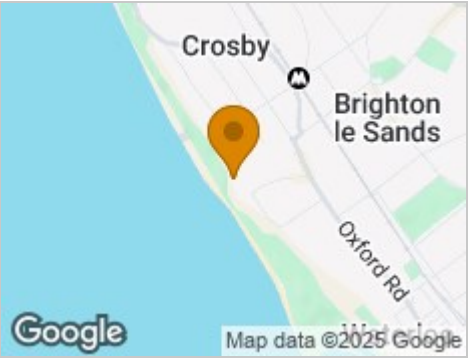
Road Map



Hybrid Map



Terrain Map



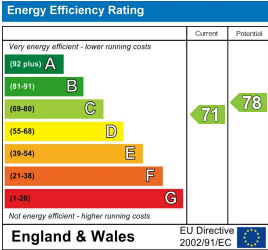
Floor Plan



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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