



## 49a St. Anthony's Road

Blundellsands, Liverpool, L23 8TW

**Asking price £475,000**

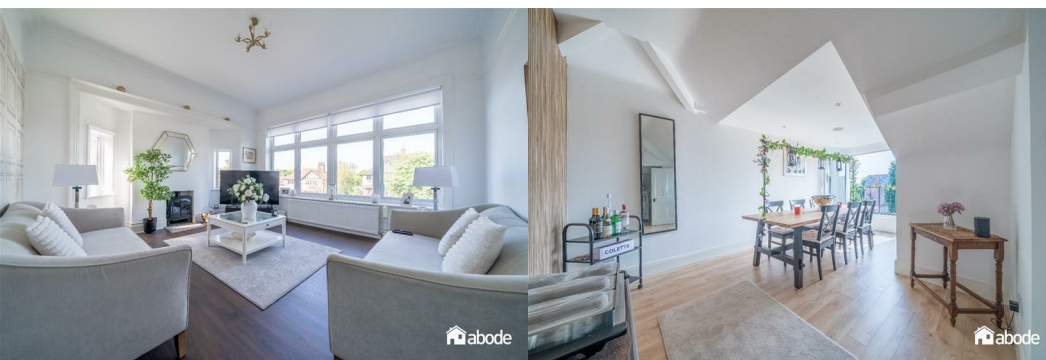


Situated on the charming St. Anthony's Road in the sought-after area of Blundellsands, this exquisite duplex apartment has been meticulously refurbished to an exceptional standard. Occupying the first and second floor, this flat seamlessly combines modern living with convenience, making it an ideal choice for families or professionals in search of a stylish and comfortable home.

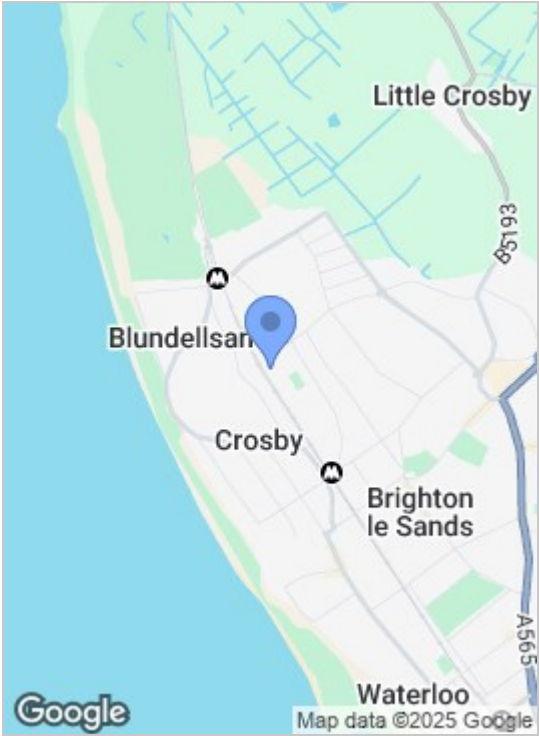
As you enter, you are greeted by a grand entrance and a staircase that is bathed in natural light. The spacious landing leads to three generously sized bedrooms, both featuring high ceilings and beautifully replaced windows that enhance the sense of space and brightness. The separate fitted beautiful kitchen is a culinary delight, equipped with appliances that make cooking and dining a pleasure.

The modern bathroom is a standout feature, boasting a large walk-in shower and a luxurious free-standing bath, perfect for relaxation after a long day. Adjacent to this, a separate WC adds to the practicality of the layout. The fourth bedroom, currently utilised as a dining area, is located on the upper level and features a delightful Juliette balcony that overlooks the serene garden, complemented by an ensuite bathroom.

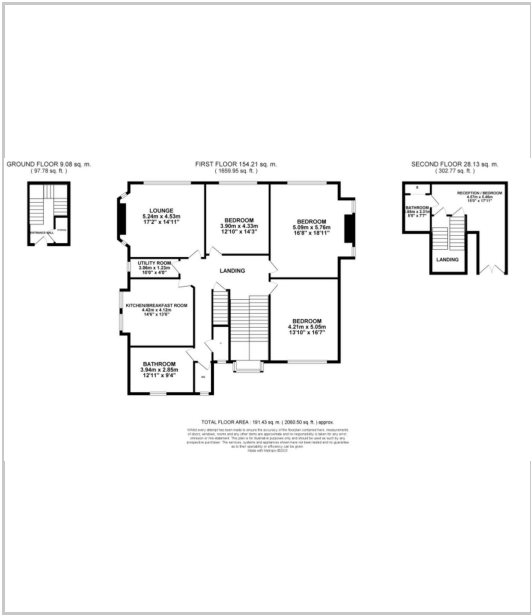
One of the property's most appealing aspects is the private use of a large rear garden, providing a peaceful outdoor retreat for gardening, play, or simply enjoying the fresh air. Additionally, there is a driveway, leading to a



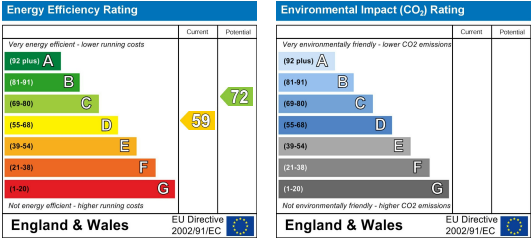
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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