

BRIGHOUSE WOLFF

13a Hall Road West, Blundellsands, L23 8SX

£985,000









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A once in a generation chance to purchase this impressive detached family home, which is set in a much sought after location on a very well proportioned predominantly south facing plot of approx. 0.25 acres. The home is set within very close proximity of the seafront and Crosby Beach along with a wide variety of further amenities.

The property is situated upon much sought after Hall Road West, Blundellsands and therefore enjoys a extremely desirable location, whilst being ideally situated for numerous local amenities. Hall Rd railway station is located within close proximity and provides excellent access into Liverpool City Centre, whilst links to the Motorway Network (M58 & M57) is also situated within a short drive. Crosby town centre with it's wide variety of Supermarkets, shops, restaurants, bistro's and bars is set within a short drive, whilst West Lancashire Golf Club, Primary & Secondary Schools and seafront walks are also located locally.

The accommodation which provides a light, spacious & flexible layout throughout briefly comprises; Entrance porch, hallway, large lounge, modern kitchen, breakfast room, large conservatory, inner hallway, two large bedrooms/receptions, wc/cloaks & wet room to the ground floor. To the first floor are three further well proportioned bedrooms with two en-suite bathrooms and wash room. To the exterior are stunning private gardens extending to approx. 0.25 acres - the rear gardens face in a very sunny southerly direction- whilst parking for numerous vehicles is provided by a large block paved in & out driveway to the front and attached double garage. The property is screened from the road by hedges and fencing with double electric gates providing further security.

Further benefits include but are not limited to NO CHAIN DELAY, central heating and double glazing.

Early viewing is essential to appreciate the size and flexibility of the accommodation not to mention the extremely impressive position close to the beach!

ACCOMMODATION

GROUND FLOOR

PORCH
A double glazed door provides access to a sunny & light porch.

HALLWAY
Provides access into all accommodation. Internal doors lead off into various rooms. Stairs lead to the first floor, storage/meter cupboard.

WC/CLOAKS
Low level wc, wash basin, ceiling lighting and frosted window.

LOUNGE
22'6" x 15'9" max (6.86 x 4.81 max)
A very well proportioned main reception room with double glazed window to the front & double glazed double doors leading into the conservatory. Living flame effect fire set in feature fireplace, wall & ceiling lights, tv point.

KITCHEN
15'7" x 8'10" (4.76 x 2.70)
Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, integrated oven, hob & extractor chimney above, sink & drainer unit, double glazed window & recessed spotlighting throughout.

UTILITY ROOM
With plumbing for washing machine, stainless steel 1 1/2 bowl sink and drainer, double glazed window.

DINING ROOM/BEDROOM
14'0" x 14'0" (4.29 x 4.27)
A large room to the front of the property with double glazed window unit, radiator panel & ceiling and wall lights.

BREAKFAST ROOM
10'9" x 9'11" (3.29 x 3.03)
Set just off the kitchen with double glazed window, ceiling lighting and radiator panel. Open plan through to the main lounge.

CONSERVATORY
15'7" x 11'0" (4.75 x 3.37)
Double glazed windows overlook the rear gardens with double doors providing direct access.

BEDROOM
14'9" x 14'0" (4.50 x 4.27)
Double glazed window, radiator panel, ceiling lighting and a range of built in wardrobes.

WET ROOM
Fitted with a floor level access shower enclosure with overhead shower, low level wc, wash basin and linen /storage cupboard.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to the first floor landing which in turn provides access to all first floor rooms.

BEDROOM 1
13'10" x 13'5" (4.23 x 4.10)
Double glazed window, radiator panel, ceiling lighting and a range of fitted wardrobes and bedroom furniture.

EN-SUITE
13'10" x 8'6" (4.23 x 2.60)
A five piece bathroom suite comprising; corner bath, shower enclosure with overhead shower, wc, wash basin & bidet.

BEDROOM
14'4" x 11'10" (4.38 x 3.61)
Double glazed window, radiator panel, ceiling lighting and a range of fitted wardrobes.

BEDROOM
17'9" x 14'1" (5.42 x 4.31)
Double glazed window, radiator panel, ceiling lighting and a range of fitted wardrobes and bedroom furniture.

OCCASIONAL ROOM
15'6" x 10'10" (4.73 x 3.31)
Double glazed window, radiator panel, ceiling lighting and a range of fitted wardrobes and bedroom furniture.

EN-SUITE
14'4" x 4'9" (4.37 x 1.45)
Fitted with a five piece bathroom suite comprising; corner bath, shower enclosure with overhead shower, wc, wash basin & bidet.

WASH ROOM
9'0" x 5'2" (2.75 x 1.58)
Wash basin, Velux style skylight & ceiling lights.

EXTERIOR

PARKING & GARAGE
The plot is accessed via electrically operated double gates leading from the lane. A large block paved carriage driveaway provides parking for numerous vehicles. Attached to the main dwelling is a large garage with roller shutter access door, an internal door leads into the main accommodation.

GARDENS
The property is set upon a very well proportioned plot of approx. 0.25 acres of gardens which provide excellent private outdoor living space. The rear gardens are impressive in size and face in a sunny southerly direction. The property is situated within close proximity of the sea front which enjoys views over Crosby, The Wirral peninsula and the Welch mountains beyond.

MATERIAL INFORMATION

TENURE
LEASEHOLD

DATE: 12 August 1964
TERM: 999 Years from 1 January 1961
RENT: £15

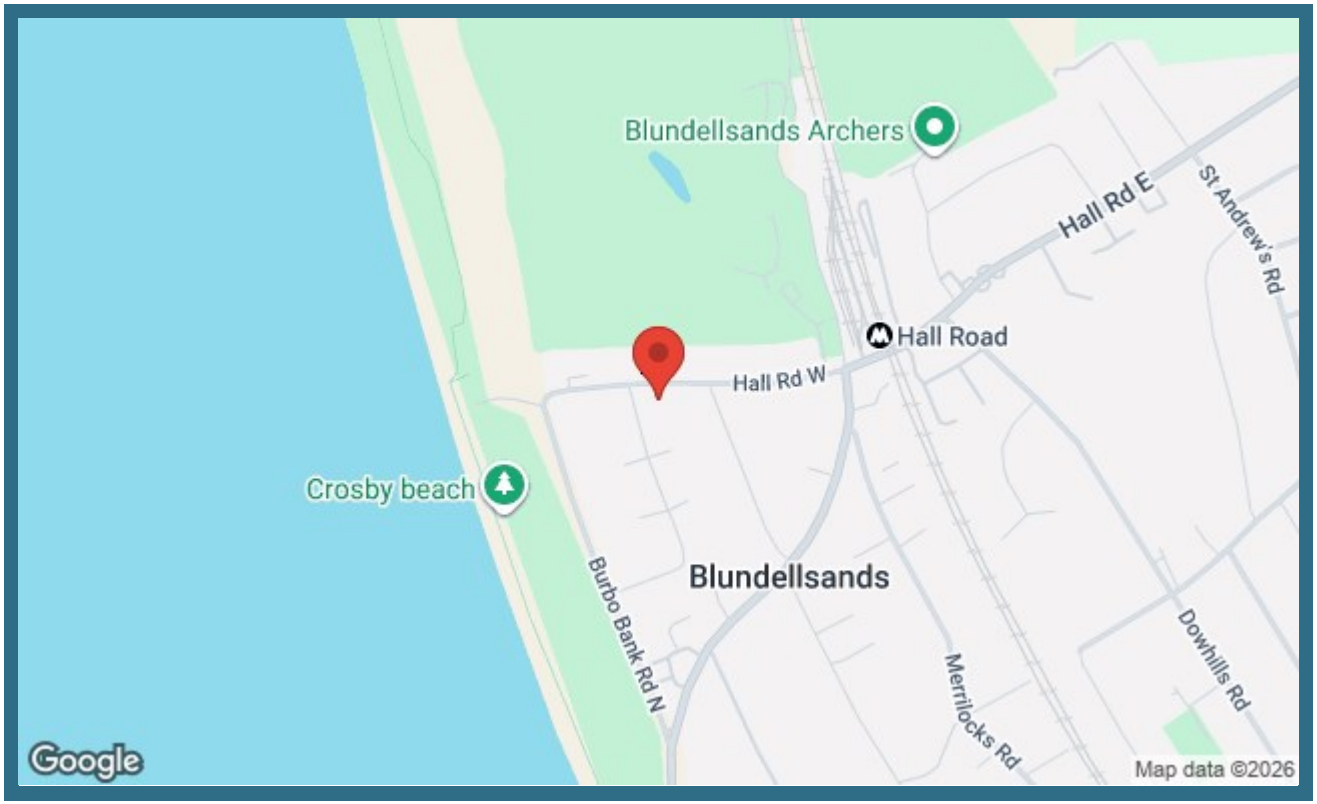
COUNCIL TAX
Sefton Council 2026/27

Band: G
Charge: £4,274.55

MOBILE & BROADBAND
Mobile Signal:
EE, Vodaphone, Three - Good outdoor.
O2- Variable outdoor.

Broadband:
Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BRIGHOUSE WOLFF

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GROUND FLOOR
1961 sq.ft. (182.2 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 3065 sq.ft. (284.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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