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22 Merrilocks Road

Liverpool, L23 6UN

7 2 3 D

£825,000

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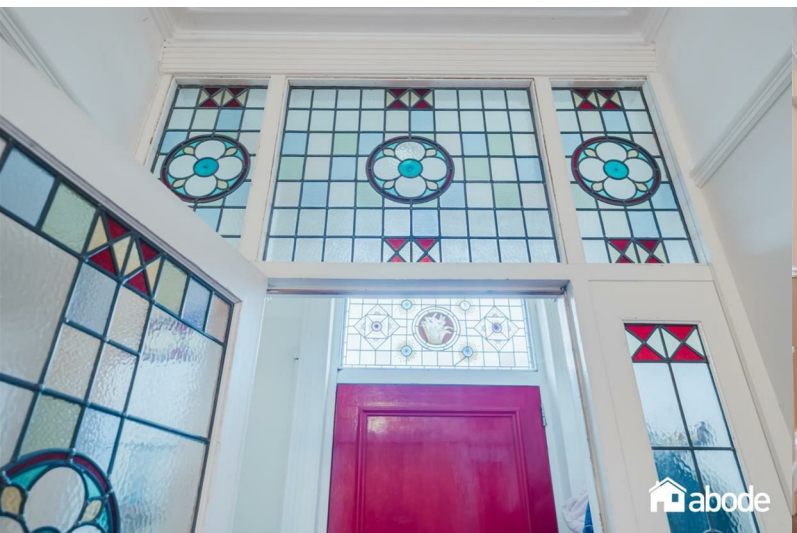



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£825,000









TOTAL: 323 m2

Ground floor: 124 m2, 1st floor: 110 m2, 2nd floor: 89 m2

EXCLUDED AREAS: FIREPLACE: 3 m2, LOW CEILING: 16 m2, WALLS: 20 m2

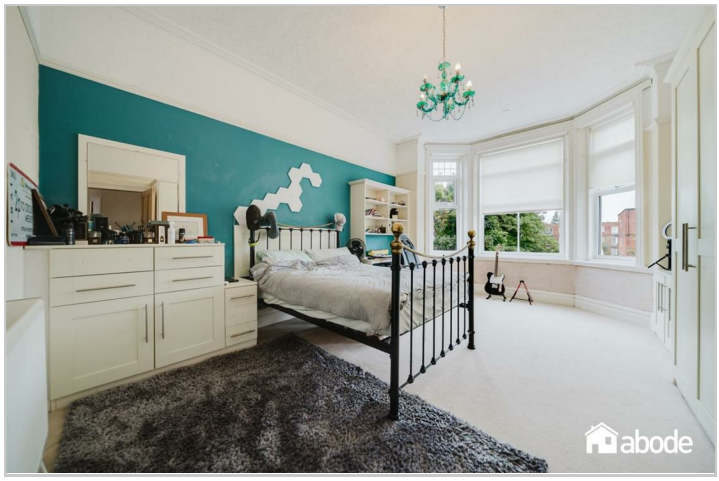
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Tel: 01519093003



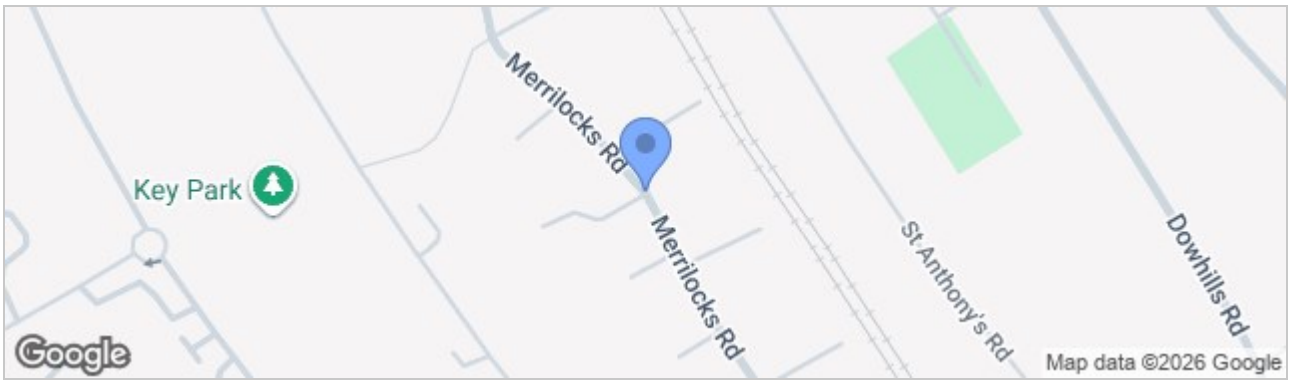








Road Map



Hybrid Map



Terrain Map



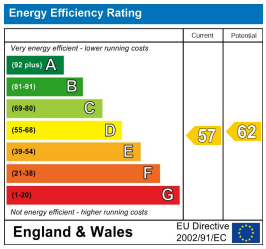
- **HIGHLY SOUGHT-AFTER BLUNDELLSANDS LOCATION – SITUATED ON THE PRESTIGIOUS MERRILOCKS ROAD, THIS IMPRESSIVE VICTORIAN SEMI-DETACHED HOME OFFERS A PRIME LOCATION WITH EXCELLENT FAMILY ACCOMMODATION.**
- **SEVEN-BEDROOM, THREE-STOREY HOME – ARRANGED OVER THREE FLOORS, THE PROPERTY PROVIDES SEVEN GENEROUSLY SIZED BEDROOMS, OFFERING EXCELLENT SPACE AND FLEXIBILITY FOR MODERN FAMILY LIVING.**
- **TWO IMPRESSIVE RECEPTION ROOMS – THE GROUND FLOOR FEATURES A SPACIOUS LOUNGE WITH AN ORIGINAL FIREPLACE AND HIGH CEILINGS, PLUS A BEAUTIFUL DINING ROOM WITH A LARGE BAY WINDOW OVERLOOKING THE FRONT GARDEN.**
- **LARGE KITCHEN/DINER – A GENEROUS KITCHEN AND DINING SPACE PROVIDES THE PERFECT AREA FOR FAMILY LIFE AND ENTERTAINING, WITH A SEPARATE UTILITY/LAUNDRY ROOM AND CONVENIENT GROUND-FLOOR W/C.**
- **FOUR BEDROOMS TO THE FIRST FLOOR – THE FIRST FLOOR INCLUDES FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A MASTER BEDROOM WITH EN-SUITE, PLUS A FAMILY BATHROOM AND MANY ORIGINAL FEATURES.**
- **THREE FURTHER BEDROOMS – THE SECOND FLOOR OFFERS AN ADDITIONAL THREE BEDROOMS, W/C AND USEFUL STORAGE, PROVIDING PLENTY OF FLEXIBILITY FOR LARGER FAMILIES OR GUESTS.**
- **GENEROUS GARDENS, DRIVEWAY AND GARAGE – EXTERNALLY, THE PROPERTY BENEFITS FROM A SUBSTANTIAL REAR GARDEN WITH OUTBUILDINGS, SPACIOUS DRIVEWAY, SEPARATE GARAGE AND A WEALTH OF ORIGINAL CHARACTER THROUGHOUT.**
- **SLATE RE-ROOF 2022**

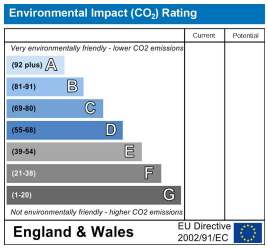
Viewing

Please contact our Crosby Office
on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph





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