



## 30 Hall Road West , Liverpool, L23 8TU £1,350,000

Positioned within one of the most desirable residential pockets of Blundellsands, this impressive four-bedroom detached residence offers a rare combination of generous family space, coastal lifestyle and a straightforward move with no onward chain.

Hall Road East has long been regarded as one of the area's most established and sought-after addresses — known for its substantial homes, mature surroundings and proximity to the coastline. Here, you are just moments from the promenade, sandy beaches and open green spaces that make this part of Merseyside so special. Early morning walks by the sea, weekend coffees overlooking the water and summer evenings watching the sunset can all become part of everyday life.

Internally, the property offers a layout designed for both comfort and versatility. The principal reception rooms provide the perfect balance between formal and relaxed living, whether you are hosting larger gatherings or enjoying quieter family time. The sense of space throughout allows the home to adapt effortlessly — ideal for modern working patterns, growing families or multi-generational living.

The kitchen and dining areas naturally form the heart of the home, creating a sociable environment where daily life unfolds — from busy school mornings to relaxed weekend brunches. Large windows draw in natural light, enhancing the feeling of openness and connection to the surrounding gardens.

- Substantial detached residence extending to approximately 4,568 sq ft including garden room
- Four large double bedrooms, each benefiting from its own private en-suite facilities
- Impressive principal suite featuring dedicated dressing room and spacious en-suite bathroom
- Expansive open-plan kitchen, living and dining space measuring over 32 ft — ideal for modern family living
- Two further reception rooms including a large formal lounge and separate snug/family room
- Detached garden room/outbuilding offering flexible use as office, gym, studio or entertaining space
- Generous private driveway providing ample off-road parking alongside a double garage
- Well-proportioned gardens offering lawned areas and space for outdoor seating and entertaining

### 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.



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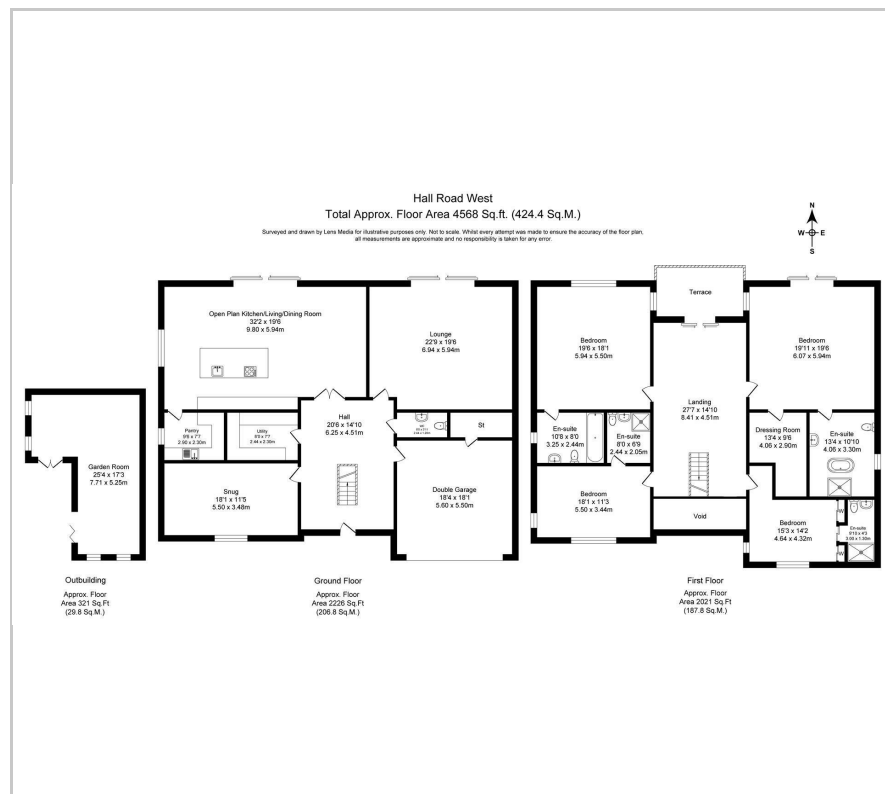


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## Floor Plan



## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p>Not energy efficient - higher running costs</p> <p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/81/EC</p> 	



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