



**BerkeleyShaw**

## 26 Blundell Road, Liverpool, Merseyside L38 9EG

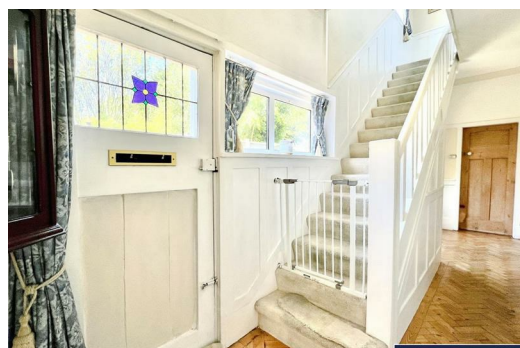
Offers Over £585,000

A rare opportunity to buy a detached forever home with large gardens, outdoor swimming POOL and potential to extend. Located in the sought after coastal village of Hightown and only a short walk to the BEACH and Hightown TRAIN station with direct link to Liverpool City Centre. Built in 1913 there is original parquet flooring, single GARAGE and large plot with mature gardens. This 4 bedroom, 3 bathroom detached home is ideal for large or growing families who want to put down roots in a friendly and welcoming community.

With a private gated driveway for parking and access to the garage. Dual front doors lead to the bright and welcoming hallway, you can gaze through the feature window to the enticing outdoor swimming pool. Walk through the Georgian style arch to the front lounge with feature fireplace, large bay window and original PARQUET flooring. Walk through the wide hallway to a flexible second reception ideal as a family room or home office. There is a handy downstairs cloakroom, Utility and the kitchen with breakfast bar to the right. From the kitchen walk into the beautiful large living/dining space which is open-plan to the conservatory. French style patio doors lead onto the outdoor swimming pool and extensive mature GARDENS.

Upstairs there is an impressive master bedroom suite with en suite shower room and walk in DRESSING ROOM with all the space for your clothes and shoes. There are another two large double bedrooms and fourth good-sized single. The family bathroom is a clean and neutral space with large corner bath, walk in shower cubicle, basin and WC.

Located within the Sought after, coastal village of Hightown which not only offers the beach on your doorstep but also a Semi-Rural feel as you drive past the horses and sheep on the way in. With Liverpool City Centre only a 20 minute Train ride away should you crave the bright lights and culture of this iconic City.



## Hall

An addition to the original house which is welcoming and spacious for all the coats, shoes and boots.

## Living Room

A charming characterful room with feature gas living flame fireplace, original Parquet wood flooring and large curved bay to the front aspect.

## Dining Room

A large bright room open-plan to conservatory. With double patio doors to your beautiful mature gardens or dive into your swimming pool. Door through to utility room

## Downstairs WC

## Kitchen

## Family Room

## Utility Room

Hide away all those noisy white goods and keep your kitchen clear for cooking and entertaining. Fitted units, plumbing for washing machine and door through to side of property.

## Conservatory

## Landing

## Bedroom 1

## Ensuite

## Dressing Room

## Bedroom 2

## Bedroom 3

## Bedroom 4

## Family Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2593 sq. ft. (240.9 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms, etc. may differ from those shown and no responsibility is taken for any error. Prospective purchasers should verify the actual dimensions and measurements of the property before purchase. The layout, fixtures, fittings and appliances shown here are not to be taken as a guarantee of their availability or condition at the time of purchase. Made with Floorplan 12.025.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.  
 Company No. 0784754

Berkeley Shaw Real Estate Limited.  
 Company No. 05206927

