



## 6 Devon Close

Blundellsands, Liverpool, L23 6XP

£955,000

Nestled in the heart of Blundellsands, Liverpool, this stunning detached family home on Devon Close offers a unique opportunity for those seeking a modern and spacious living space. Boasting 4 bedrooms, including a luxurious master suite with an ensuite and dressing room, this property is perfect for families looking for comfort and style.

One of the standout features of this home is its unobstructed views over Crosby Beach, providing a picturesque backdrop that can be enjoyed from the comfort of your own cantilever balcony. Imagine waking up to the sound of the waves and the sight of the beach every morning - truly a dream come true for beach lovers and nature enthusiasts.

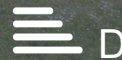
Located in one of the best spots in Blundellsands, this property combines the tranquility of its surroundings with the convenience of modern living. Whether you're relaxing in the spacious living areas, enjoying a meal in the contemporary kitchen, or unwinding in the beautifully designed master suite, this home offers a perfect blend of comfort and sophistication.

Don't miss out on the opportunity to make this detached family home your own and experience the best of what Blundellsands has to offer. Book a viewing today and step into your future in the heart of this charming neighbourhood.

- Detached Family Home
- Idyllic Seafront Location
- Cantilever Balcony With Far Reaching Views To Wales
- Large Driveway And Double Garage
- Modern Kitchen With Utility Room

### 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.





## Floor Plan

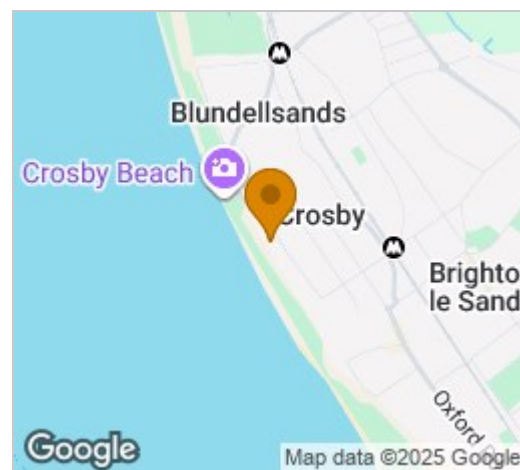


FLOOR 1

**TOTAL: 1718 sq. ft, 160 m2**  
FLOOR 1: 943 sq. ft, 88 m2, FLOOR 2: 775 sq. ft, 72 m2  
EXCLUDED AREAS: PORCH: 90 sq. ft, 8 m2, GARAGE: 327 sq. ft, 30 m2, FIREPLACE: 7 sq. ft, 1 m2,  
BALCONY: 205 sq. ft, 19 m2

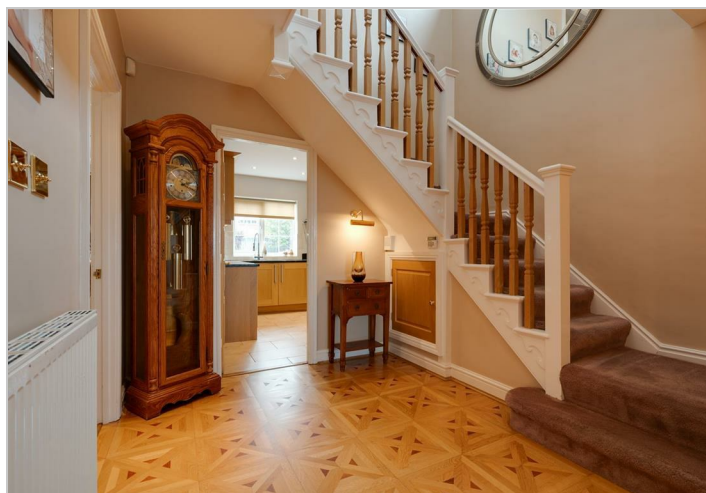


## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2019/1023	



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