



28 Blundellsands Road West

, Liverpool, L23 6TE

Offers in the region of £850,000

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Ground Floor

W.C

11'7"6" (3.55m2)

A bright and spacious downstairs W.C with vanity wash hand basin. Double glazed window to side elevation

Office

13'5" x 11'5" (4.09 x 3.48)

This elegant home office enjoys an impressive walk-in bay window that fills the room with natural light, creating a bright and inspiring workspace, while retaining charming period features including a feature fireplace, making it equally suited as a home office, study, library or additional reception room.

Living Room

17'3" x 18'4" (5.28 x 5.59)

A bright and spacious reception room enjoying a large front-facing window, allowing for an abundance of natural light. Finished with modern neutral décor, fitted carpet and an attractive feature fireplace creating an ideal family living space.

Dining Room

13'4" x 18'6" (4.08 x 5.65)

A well-proportioned dining room, with aluminum Bi Fold doors opening directly onto the terrace over looking rear garden, making it ideal for both everyday living and entertaining.

Kitchen / Living /Dining

37' x 22'6" (11.28m x 6.86m)

A superb extended open-plan kitchen, dining and family space featuring a high-specification fitted kitchen, flowing seamlessly into an additional sitting

area with bi-fold doors and full-height glazing opening onto the beautifully rear garden.

Half Landing

Bathroom

8'0" x 9'11" (2.45 x 3.03)

A modern, tiled, four piece suite featuring a free standing bath, walk in shower, W.C and sink unit with draw storage. Also the added benefit of additional cupboard storage and chrome heated towel rail.

Bedroom

8'4" x 10'2" (2.55 x 3.10)

Double bedroom, carpet flooring, with a rear-facing window providing excellent natural light.

Bedroom

13'4" x 11'8" (4.06m x 3.56m)

Carpet flooring. Built in storage in bay. Cupboard housing Worcester combi boiler. Side Elevation.

First Floor

Mezzanine Bedroom 4/ Play Area/Dressing Area

13'4" x 18'6" (4.08 x 5.64)

Bay window to rear aspect. Staircase leading to bedroom area with velux window and Dressing/Play Area with carpet flooring.

Bedroom

18' into bay x 11'5" (5.49m into bay x 3.48m)

Double bedroom, carpet flooring, with a beautiful bay window providing excellent natural light.

Master Bedroom

17'3" x 17'8" (5.28 x 5.40)

A spacious and beautifully presented principal bedroom, flooded with natural light from the elegant bay window and benefiting from direct access to a stylish en-suite shower room

Master En-Suite

5'2" x 8'2" (1.60 x 2.49)

A spacious three piece en-suite shower room servicing the master bedroom

Basement One

15'7" x 17'8" (4.75 x 5.39)

A large adaptable storage space - previously used as a cinema room

Basement Two

12'3" x 18'4" (3.75 x 5.60)

A large adaptable storage space. Currently used as a utility room and pool room.

Basement Three

5'5" x 8'0" (1.66 x 2.46)

Further storage space

Outside

There are mature gardens laid to lawn to the front. To the side elevation there is a 'secret garden' porcelain effect tiles and wood store. To the rear there is a large decked terrace with clever storage below, steps leading down to hard landscaped area with intelligent lighting with borders with fruit planting. Hidden behind garden wall is a large area with granite cobbled floor ideal for parking for a further 3 - 4 cars.

Garage

24'11" x 21'1" (7.61 x 6.44)

Detached garage for ample parking with double height brick built garage, potential for conversion subject to the required planning consents.

Garage Storage /Guest studio

7'7" x 15'7" (2.33 x 4.77)

Space overlooking the rear garden and house ideally for storage and guest space. Offering kitchenette area, bi'fold doors opening leading to Wet room

Garage Bathroom

7'7" x 5'0" (2.33 x 1.54)

W.C., wet room, pedestal wash hand basin. uPVC frosted double glazed window.



Road Map



Hybrid Map



Terrain Map



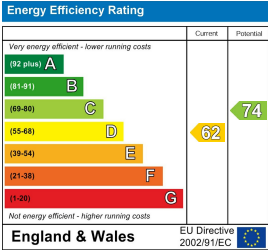
Floor Plan



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.

Energy Efficiency Graph



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