BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



1 Blundell Grove, Liverpool, L38 9EA

Asking Price £750,000

NO CHAIN rare opportunity to acquire a LANDMARK residence that has been brought back to life through an exceptional, no-expense-spared RENOVATION, creating a stunning family home finished to an outstanding standard throughout. Beautifully combining character, space and contemporary luxury, this is a property that simply will not come around again.

The property has undergone extensive refurbishment including a FULL REWIRE, NEW ROOF, NEW WINDOWS & DOORS and NEW BOILER offering complete peace of mind alongside immaculate presentation.

At the heart of the home is the spectacular open-plan kitchen, living and dining space, designed for modern family life and entertaining. Flooded with natural light through impressive BI-FOLDING DOORS opening onto the landscaped gardens, this stunning area features integrated NEFF appliances, GRANITE work surfaces, a QUOOKER instant hot water tap, central island and adjoining utility room.

The ground floor also benefits from a separate lounge with feature fireplace, an additional snug/study and a downstairs WC. The substantial garage provides flexible space and is currently used as a home gym but offers endless possibilities. Security and privacy have been considered with a walled CARRIAGE DRIVEWAY and CCTV system.

Set over three floors and centred around an impressive open staircase, the accommodation offers five double bedrooms. The first floor hosts four bedrooms, including one with an ensuite with BALCONY access and a stylish family bathroom. Occupying the entire top floor is the impressive PRINCIPAL SUITE featuring an ensuite shower room and eaves storage ideal for a walk-in wardrobe.







Entrance

Hall

Lounge
16'10" x 13'8" (5.14 x 4.19)

Kitchen/Living/Dining

Study
9'10" x 8'1" (3.0 x 2.47)

Utility
9'10" x 6'0" (3.0 x 1.85)

Downstairs WC

Bedroom 1 - Balcony
16'10" x 13'8" (5.14 x 4.19)
DOUBLE ensuite with balcony to the rear aspect

En-suite (Bedroom 1)

Bedroom 2
12'9" x 12'8" (3.90 x 3.88)
DOUBLE

Bedroom 3
12'4" x 10'5" (3.77 x 3.18)
DOUBLE

Bedroom 4
9'10" x 8'1" (3.00 x 2.47)
DOUBLE

Family Bathroom
12'1" x 6'3" (3.69 x 1.93)

Bedroom 5
18'7" x 12'11" (5.67 x 3.94)
DOUBLE

Ensuite (Bedroom 5)
DOUBLE ensuite to the second floor with eaves storage room which could be used as a walk in wardrobe.

Garage/Gym











