



BerkeleyShaw

Fernhurst 4 Clementina Road, Liverpool, L23 6UR

Offers Over £800,000

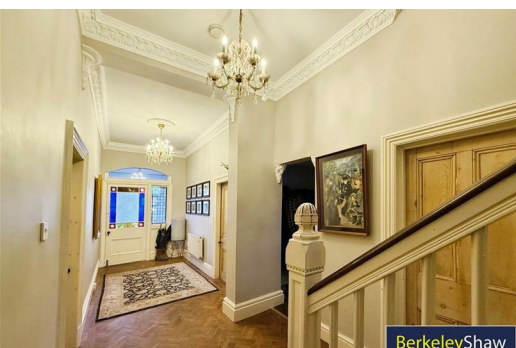
Nestled on the charming Clementina Road in Blundellsands, this impressive house, built in the early 20th century, offers original character features and a generous layout. Featuring three spacious reception rooms, and boasts an impressive eleven bedrooms, providing ample space for a large family or the potential for a thriving guesthouse.

The four well-appointed bathrooms ensure that comfort and privacy are maintained for all residents and visitors. One of the standout features of this property is the annex, which has its own entrance, making it ideal for guests, extended family, or even as a private office space.

Set on a large plot, the property benefits from a substantial driveway that can accommodate up to six vehicles, a rare find in urban settings. The cellar presents an exciting opportunity for those looking to create additional living space or storage, with plenty of potential to be transformed to suit your needs.

The location is in close proximity to excellent schools, making it a great choice for families. Additionally, the nearby train station provides easy access to the wider region, while the beach is just a short distance away, perfect for leisurely weekends.

This property is a true gem, combining historical charm with modern amenities, and is sure to appeal to those seeking a spacious and versatile home in a vibrant community. Don't miss the chance to make this



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- Dining Room
- Entrance Porch
- Hall
- Study
- Front Room
- Landing
- Family Room
- Downstairs WC/ Cloakroom
- Utility/Boiler Room
- Family Dining Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Cellar
- Annex Kitchen/Living
- Annex Bedroom 1
Double
- Annex Bedroom 2
Single
- Annex Entrance
- Annex Bathroom
- En-suite (Bedroom 1)
- Family Bathroom
- Shower Room (2nd Floor)
- Bedroom 5
- Bedroom 6

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HESPLAN C2020



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