



**BerkeleyShaw**  
REAL ESTATE

## 11 Blundell Road, Liverpool, L38 9EF

Asking Price £730,000

A show stopping mature WEST FACING GARDEN having featured in Lancashire Life Magazine & been opened under National Open Gardens Scheme for Charity. A charming Edwardian 4 bedroom DETACHED house built in 1911 and set on a generous plot on with the option to create CARRIAGE DRIVEWAY. This spacious property is arranged over THREE FLOORS and offers a DETACHED GARAGE and beautifully maintained gardens.

HIGHTOWN L38 is a charming COASTAL VILLAGE offering a relaxed lifestyle with a beautiful SANDY BEACH, River Alt and scenic CYCLE paths perfect for walking running and outdoor living. The area benefits from HIGHTOWN TRAIN STATION providing direct access to nearby Southport and Liverpool City Centre's. Within the village there is a friendly LOCAL PUB popular COFFEE SHOP, PHARMACY DOCTORS and DENTIST along with TWO CONVENIENCE STORES. Residents also enjoy strong community spirit and active leisure options including BLUNDELLSANDS SAILING CLUB and HIGHTOWN CLUB creating an ideal setting for families professionals and those seeking a peaceful yet well-connected location.

Inside the home blends original character features and modern upgrades including a BESPOKE SOLID WOOD COUNTRY KITCHEN featuring a CENTRAL ISLAND alongside a separate UTILITY /LAUNDRY ROOM and DOWNSTAIRS WC. The ground floor also provides a LIVING room with focal fireplace, Lounge with large bay window to the front, HOME OFFICE and a comfortable LOUNGE through to a STUNNING ORANGERY with insulated, tiled roof ideal for year round enjoyment and watching flocks of Geese come to roost.

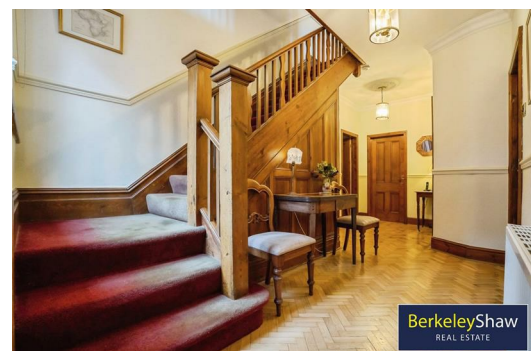
On the first floor is the FAMILY BATHROOM a generous PRINCIPAL BEDROOM with LARGE ENSUITE including both bath and shower. There are TWO FURTHER DOUBLE BEDROOMS to this floor. The second floor reveals the FOURTH DOUBLE BEDROOM with EAVES STORAGE making this home both practical



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## Summerhouse



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

