



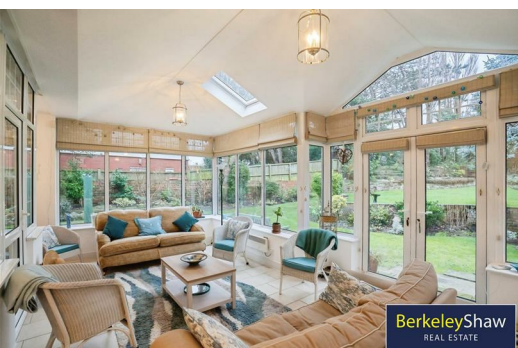
11 Blundell Road, Liverpool, L38 9EF
Asking Price £730,000

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 practica



- Hall
- Dining Room
- Lounge
- Kitchen
- Orangery
- 3rd Reception
- Boot Room & Utility
- Downstairs WC
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Bedroom 4
- Garage
- Summerhouse



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown hereon are shown in situ and are not guaranteed as to their quantity or efficiency can be given. Make your own enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	76
	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		



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