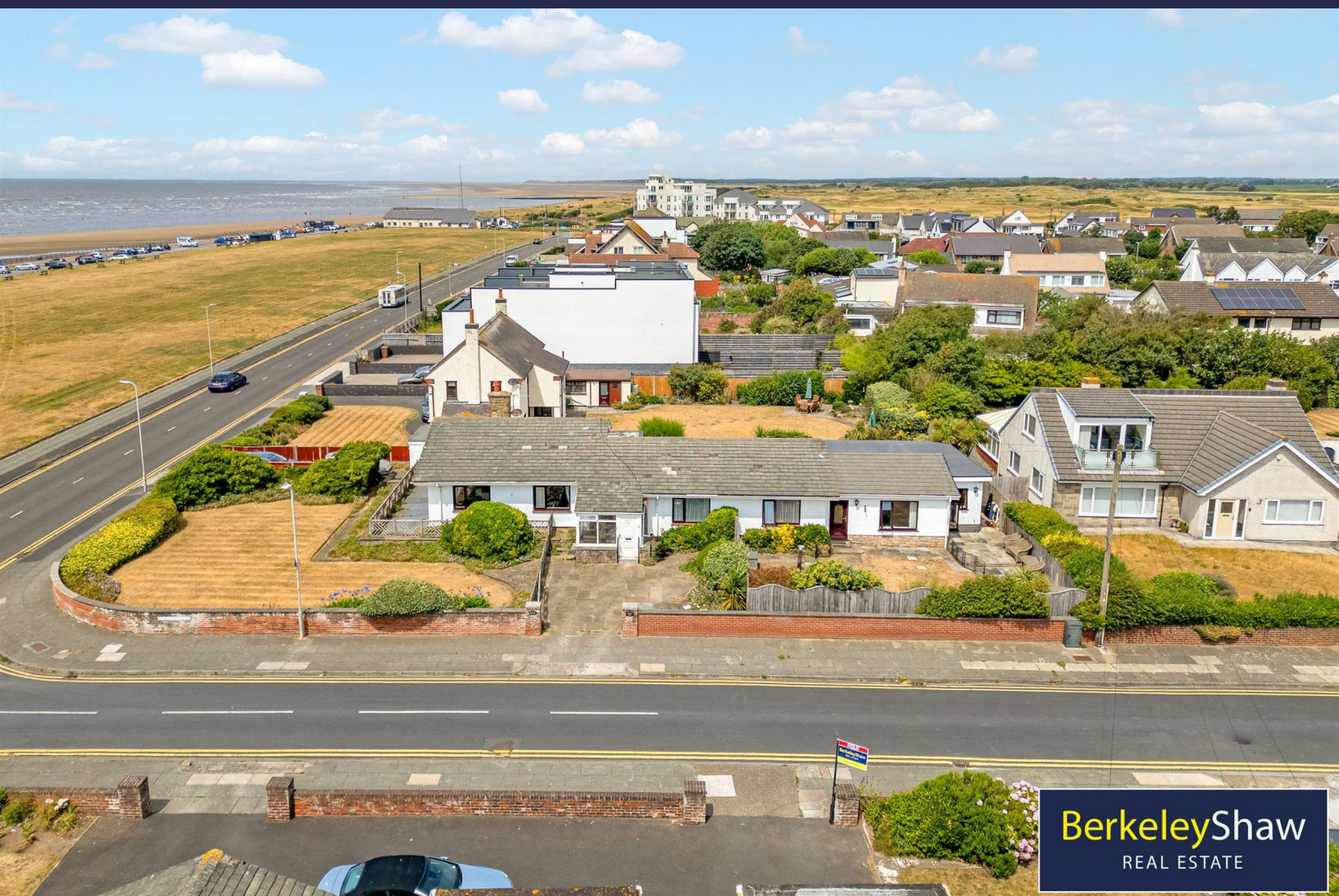




8 Burbo Bank Road North, Liverpool, L23 8TA

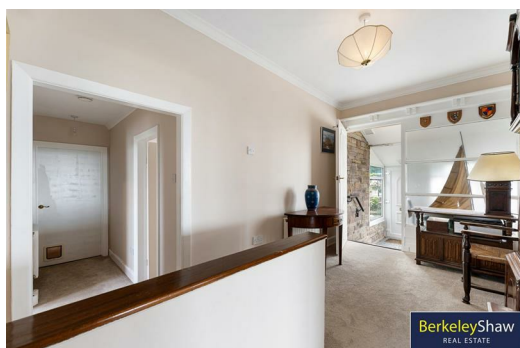
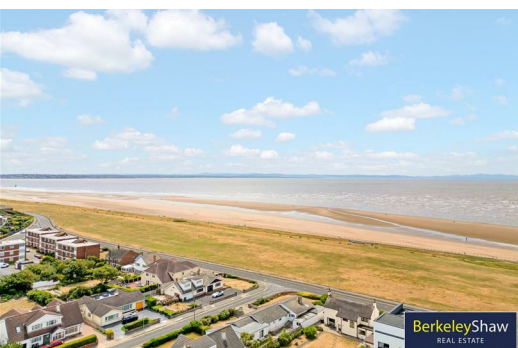
Offers Over £900,000

Exceptional Coastal Residence Occupying a Prime Corner Plot with Panoramic Sea Views

Occupying one of Blundellsands' most sought-after coastal positions, "Dolphin Rise" presents a rare opportunity to acquire a substantial detached residence just moments from Crosby Beach. Set on a generous corner plot, the property's elevated position enjoys uninterrupted views across the Irish Sea, creating an ever-changing backdrop from the principal living spaces and a remarkable sense of openness that is rarely found. Despite its peaceful coastal setting, excellent road and rail links place Liverpool city centre, together with an excellent selection of local amenities, schools and leisure facilities, within easy reach, offering an outstanding balance of coastal living and everyday convenience.

Extending to over 2,500 sq ft, this substantial home offers exceptionally versatile accommodation designed to adapt to a variety of lifestyles. The flexible layout provides the potential for up to five bedrooms, making it ideal for growing families, multi-generational living, home working or the creation of a self-contained annexe, subject to any necessary consents.

The heart of the home is a superb open-plan living and dining area where large windows perfectly frame the coastal views, creating an ideal space for everyday living and entertaining alike. The property boasts two beautifully finished kitchens, three spacious double bedrooms, one of which is currently utilised as an additional living area, two high spec bathrooms, separate WC, two utility rooms & a generous double length garage.



Porch

Entrance hall

Inviting split level entrance hall.

Living/dining room

An expansive living space, ideal for both relaxing and entertaining, enjoying breathtaking views across the Irish Sea. Flooded with natural light through generous windows, the room benefits from two radiators and provides seamless access to the kitchen.

Kitchen

A stunning contemporary fitted kitchen featuring sleek handleless cabinetry, Caesarstone quartz worktops and a range of integrated Neff appliances, including an induction hob, double oven and extractor hood. A double-glazed window and uPVC door provide natural light and direct access to the rear garden.

Utility room

A practical utility area featuring Caesarstone quartz worktops, a Belfast sink and space for both a washing machine and tumble dryer, with internal access to the garage and a door leading to the front garden.

WC

Fitted with a contemporary inset wash hand basin set within a vanity storage unit, low-level WC, radiator and a double-glazed window providing natural light.

Inner hall

Bedroom 1

Flooded with natural light through a generous window, this well-proportioned bedroom benefits from fitted wardrobes and a radiator.

Bedroom 2

A well-proportioned double bedroom, flooded with natural light via a generous double glazed window, complete with fitted wardrobes and a radiator.

Bedroom 3/Lounge

A spacious and versatile room offering excellent flexibility as an additional reception room or bedroom. Featuring a fireplace, double-glazed window and radiator, the room also benefits from access via a vestibule, providing excellent potential for use as a self-contained annexe, subject to any necessary consents.

Bathroom 1

A contemporary bathroom finished to a high specification, comprising a wash hand basin, WC, panelled bath with handheld shower attachment and a walk-in corner shower enclosure. Complete with a tiled floor, part-tiled walls, a double-glazed window and two heated towel rails.

Bathroom 2

Beautifully appointed and finished to a high specification, this contemporary bathroom features a wash hand basin, WC, panelled bath with handheld shower attachment and a walk-in corner shower enclosure. Further benefits include a tiled floor, part-tiled walls, a double-glazed window, heated towel rail & a radiator.

Kitchen diner

A spacious and contemporary kitchen diner fitted with a range of modern units, an induction hob, integrated dishwasher, electric oven and grill. Complete with a tiled floor, tiled splashbacks, double-glazed window, radiator and sliding patio doors opening onto the rear garden.

Utility room

A practical utility room offering ample storage space, together with plumbing and space for a washing machine and tumble dryer. Complete with a Belfast sink and a UPVC door providing access to the side elevation.

Garage

A generous garage offering excellent storage space, complete with an electric up-and-over door, double-glazed window and a uPVC door providing direct access to the rear garden.

Gardens

The property enjoys beautifully maintained gardens to three sides, enhancing both its privacy and generous plot. To the front, a walled garden with a patio seating area provides the perfect vantage point to enjoy the panoramic sea views and evening

sunsets, while a driveway offers access to the garage. A further lawned garden extends to the side, complemented by an additional driveway and a private rear patio with a further lawned area, creating a variety of outdoor spaces for relaxing and entertaining.

External

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		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	

GROUND FLOOR
2799 sq.ft. (260.0 sq.m.) approx.



TOTAL FLOOR AREA: 2799 sq.ft. (260.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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