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# 97 College Road North, Liverpool, L23 8US

## £580,000

A Wonderful Opportunity to Create Your Forever Family Home in the Heart of Blundellsands

Occupying a generous plot in one of Blundellsands' most sought-after residential locations, this beautifully maintained four-bedroom semi-detached family home offers an exceptional opportunity to acquire a property that is ready to move straight into, whilst also presenting exciting potential to extend and modernise (subject to the necessary consents) to create a truly bespoke forever home.

Ideally positioned within easy reach of highly regarded local schools, picturesque parks, Crosby Beach and the prestigious West Lancashire Golf Club, this superb home combines spacious accommodation with an enviable lifestyle.

The property immediately impresses with its attractive 1920s character and welcoming entrance porch, leading into a spacious reception hallway, synonymous with homes of this era. High-quality oak internal doors run throughout, enhancing the home's warm and elegant feel.

The ground floor offers superb family living space, including a generous front reception room and a second spacious rear reception room overlooking the garden, providing flexible accommodation for both relaxing and entertaining.

Hall

Front Room

Kitchen/Dining Room

Lounge

Utility

WC

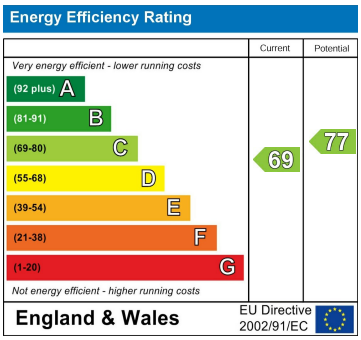
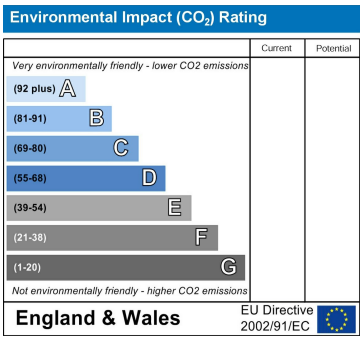
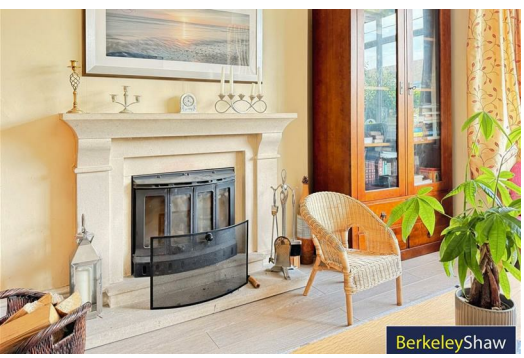
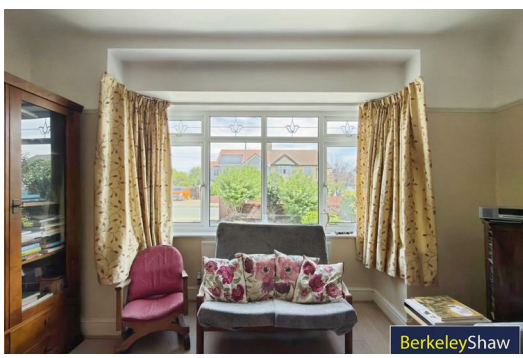
Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Garage

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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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