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54 Hall Road East, Crosby, Merseyside L23 8TU

O.I.R.O £770,000

Occupying a prime position on the prestigious Hall Road East in the heart of BLUNDELLSANDS, this exceptional award winning four-bedroom DETACHED landmark property presents a rare opportunity to acquire a superb FOREVER FAMILY HOME in one of the area's most sought-after locations. Set on a generous plot adjacent to the renowned WEST LANCASHIRE GOLF CLUB, the property perfectly combines space, privacy and an enviable lifestyle.

Blundellsands is renowned for its outstanding selection of both state and independent schools, including the highly regarded St Mary's College and Merchant Taylors' SCHOOLS, making this an ideal choice for families. Excellent transport links are close at hand, with HALL ROAD STATION just a short stroll away, offering direct services into LIVERPOOL CITY CENTRE. CROSBY BEACH, home to Antony Gormley's iconic *Another Place* sculptures, is also within walking distance, providing miles of coastline, nature reserves and spectacular sunsets.

Internally, the accommodation is both spacious and versatile. A welcoming entrance hall leads to a snug, cloakroom, an impressive L-shaped sitting and dining room designed for modern family living and entertaining, a generous fitted kitchen, utility room, WC and an integral double garage. To the first floor are four well-proportioned bedrooms, including a principal suite with en-suite shower room, together with a stylish family bathroom.

Externally, the property enjoys beautifully maintained GARDENS that provide a wonderful sense of privacy, while the landscaped rear garden features a generous patio and an outdoor swimming pool, creating the perfect







Entrance hall
Tiled floor, radiator & stairs to first floor.

Cloakroom
Single glazed window & storage.

Sitting room/dining room
L shaped room with single glazed windows, 4 x radiators & stone clad fireplace.

Snug
Single glazed window & radiator.

Kitchen/Diner
Range of wall & base units, stainless steel sink with drainer, tiled splash back, radiator & tiled floor.

Utility room
Single glazed window, stainless steel sink with drainer & base units.

Inner hall
Door to garden & tiled floor.

W C
Wc, basin, laminate floor, tiled wall & radiator.

Garage
Up & over door, combi boiler & single glazed window.

Landing
Loft access, storage cupboard & double glazed window.

Bedroom 1
2 x double glazed windows, storage cupboards, fitted wardrobe & radiator.

En-suite
2 x double glazed windows, bath, Wc, basin, bidet, corner shower, tiled walls & radiator

Bedroom 2
Radiator & single glazed window.

Bedroom 3
Double glazed window, radiator & storage cupboard.

Bedroom 4
Double glazed window, radiator & storage cupboard.

Bathroom
Double glazed window, radiator, tiled walls, WC, basin & bath.

Externally
Landscaped front garden with rolling lawns, water feature, shrubbery & paved driveway. Impressive rear garden with patio area, outdoor swimming pool, laid to lawn and mature borders.











