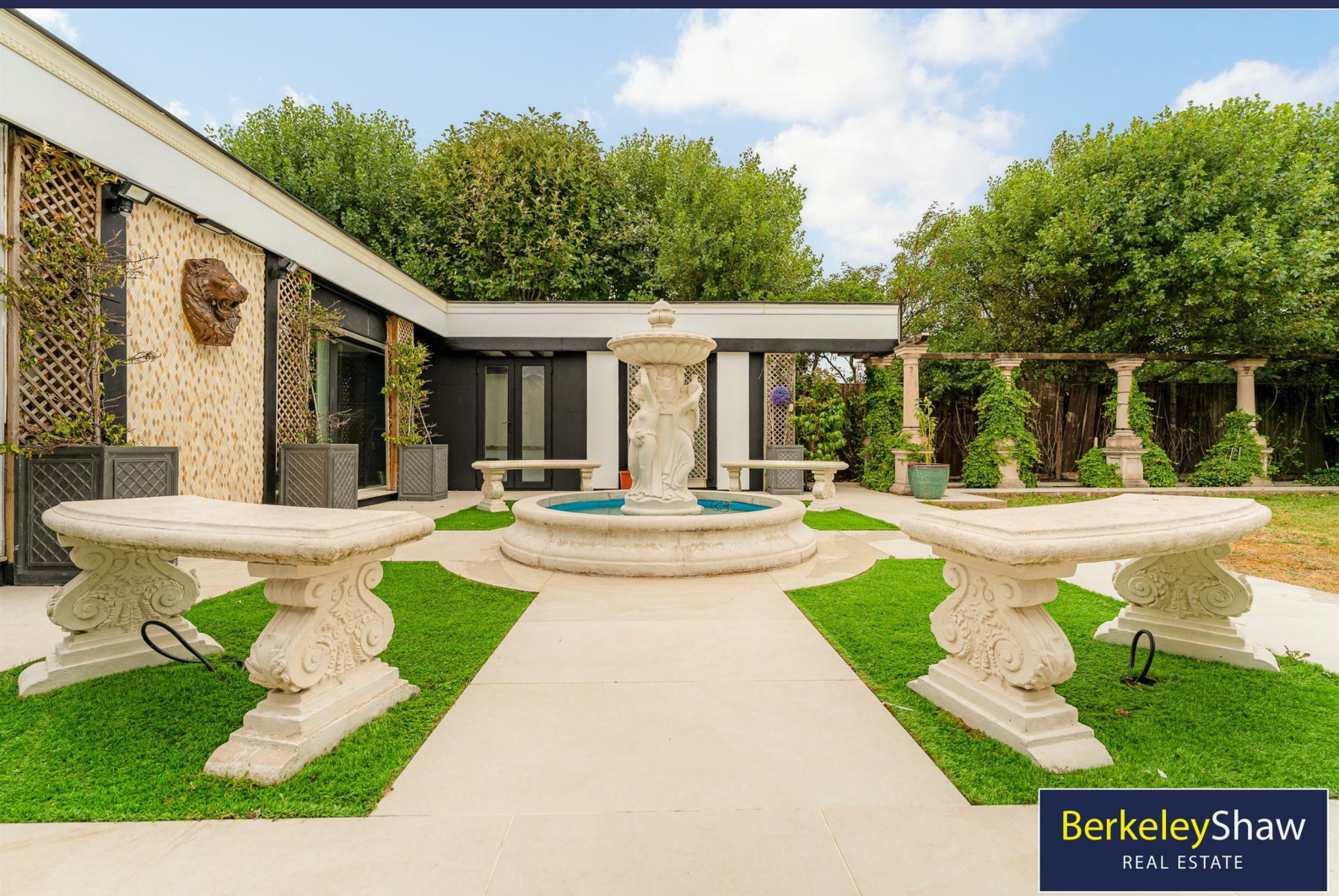




BerkeleyShaw
REAL ESTATE

15 Margaret Road, Liverpool, L23 6TR

Asking Price £1,500,000

An exceptional, individually appointed six-bedroom residence situated on Margaret Road, BLUNDELLSANDS. Offered at an asking price of £1,500,000, this remarkable home combines grand proportions, striking interiors and an impressive specification designed for luxurious modern living.

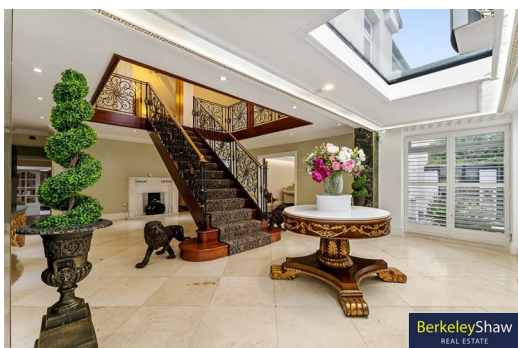
The sense of occasion begins in the entrance hall, where Crema Marfil MARBLE flooring, a handsome MAHOGANY and WROUGHT IRON staircase and Italian PORCELAIN feature pillars create a memorable first impression. The magnificent principal living room measures approximately 24'9" x 23'7" and features Dark Emperador marble flooring with underfloor heating, complemented by carefully considered LED accent and mood lighting. A separate dining area, crowned by a CRYSTAL CHANDELIER, provides an elegant setting for entertaining.

At the heart of the home is a generously proportioned kitchen fitted with an outstanding selection of premium appliances. Highlights include a LACANCHE range cooker, commercial extraction, MIELE oven, microwave, coffee machine and AUTODOS dishwasher, together with LIEBHERR refrigeration and freezer units. Further accommodation includes a spacious family room, two additional reception rooms, a study with a striking see-through AQUARIUM, a fitted bar and a dedicated gym. A utility room with Miele laundry appliances adds everyday practicality.

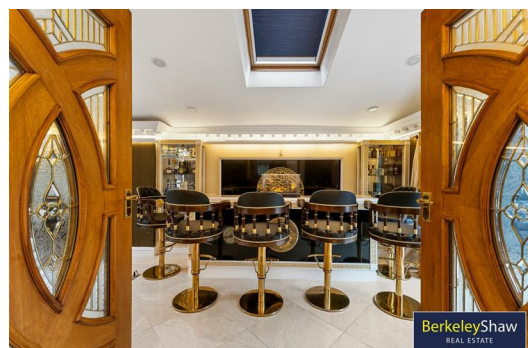
The ground floor also provides two bedrooms, a bathroom and cloakroom, offering excellent flexibility for guests, older children or multigenerational living. Upstairs, the principal suite comprises a superb bedroom, en suite bathroom and separate dressing area. Three further bedrooms are served by additional bathroom and WC facilities, arranged around an impressive galleried landing with Bohemian crystal lighting.



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Entrance Hall
Crema Marfill marble tiles,
Mahogany staircase,
Italian porcelain green marble wall pillars/ feature.

Living Room
24'9" x 23'7" (7.55 x 7.21)
Dark Emperador marble floor tiles with underfloor heating suitable to add onto heat pump,
Italian porcelain green marble wall pillars/ feature

LED wall uplighting and wall downlighting, led ceiling accent lighting,

Dining Area
15'3" x 9'6" (4.67 x 2.91)
Dark Emperador marble floor tiles with underfloor heating suitable to add onto heat pump,
LED ceiling to ceiling with central crystal chandelier and crystal wall lights.

Kitchen
18'0" x 17'8" (5.50 x 5.41)
Italian porcelain wall and floor tiles.

Crystal chandelier,

Fast flow standard cold/ hot water tap,

In-sink erator: Hot water tank for filtered boiling water and filtered cold water.

Lacanche (model Citeaux), Range cooker with charcoal Gas grill, large gas central oven and storage drawer/
side storage cabinet for pans, electric simmer oven, wok burner, etc.

Commercial extraction/ powerful/ adjustable speed, with 3 separate electric extractors with separate
ducts, and fresh air intake.

Dishwasher: Miele G 7985 SCVi XXL AutoDos K2O CleanSteel/Obsidian Black Built In Dishwasher.

Oven: Miele ContourLine Touch Control Single Oven with Pyrolytic Cleaning - Clean Steel
Item code: H7164BP

Microwave: Miele 900W 26L Touch Control Built-in Microwave - Clean Steel
Item code: M7140TC.

Coffee Machine: Miele CVA7845-CLST, direct feed from mains water/ filtered.

Liebherr Larder Fridge: Liebherr EKB9671 includes direct feed from mains water/ filtered, with accessories.

Liebherr freezer 1: SIGN3576 Premium No Frost Built in Freeze, direct feed from mains water/ filtered, ICE
maker.

Liebherr freezer 2.

Family Room
21'2" x 14'6" (6.46 x 4.42)
Crema Marfill marble tiles,
underfloor heating suitable to add onto heat pump,
LED wall uplighting and wall downlighting.
Hidden, underground 2 ton Hydraulic lift.

Bar
15'8" x 12'0" (4.80 x 3.68)
2 Glass door refrigerators.

Mini Freezer.

Screened Porch & Pool
24'5" x 8'4" (7.46 x 2.55)
Highly insulated pool,

Designed for endless swimming with motor,

Pool is all plumbed/ insulated pipes.

Outdoor pump house next to pool. No filter or pump in situ, as set up depends on chlorine or salt based
system. Electricity present to supply the equipment.

Reception Room 1
15'11" x 14'5" (4.87 x 4.41)

Reception room 2
20'4" x 14'0" (6.22 x 4.27)

Study/Office
14'6" x 10'11" (4.43 x 3.34)
Aquarium separating office and rear lounge/ see through, high end Fluval filter present.

Gym
14'6" x 9'0" (4.43 x 2.76)
LED accent lighting for floor and walls,
Mirrored walls and integrated storage units.

Utility Room
13'8" x 6'10" (4.19 x 2.09)
Dark emperador worktop/ Italian, built in washing machines and drier.
LED accent lighting for floor and walls,

Washing machine: Miele WKF120.

Drier: Miele.

Downstairs WC
8'2" x 5'8" (2.51 x 1.75)

Bathroom - Ground Floor
8'3" x 6'1" (2.52 x 1.87)

Bedroom 5
13'8" x 10'11" (4.19 x 3.33)
LED accent lighting for ceilings and walls,
Designer wallpaper

Bedroom 6
14'11" x 13'8" (4.56 x 4.19)
LED accent lighting for ceilings and walls,
Designer wallpaper

Garage
19'3" x 18'3" (5.87 x 5.58)

Galleried Landing
Italian black porcelain edge tiles to carpet.
Bohemian crystal chandelier and wall lights.

Bedroom 1 - Ensuite
19'7" x 13'8" (5.99 x 4.19)

Ensuite
13'5" x 8'5" (4.09 x 2.57)

Dressing Area
13'8" x 10'0" (4.19 x 3.06)

Bedroom 2
12'7" x 10'6" (3.86 x 3.22)

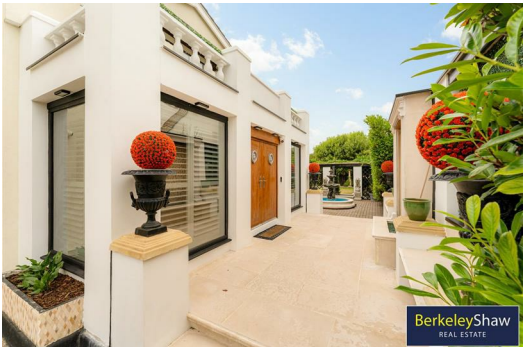
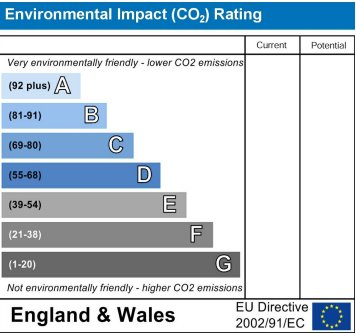
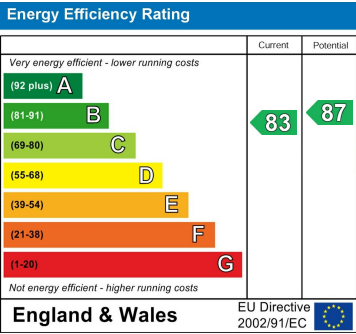
Bathroom
10'6" x 4'7" (3.22 x 1.40)

Bedroom 3
12'8" x 10'1" (3.88 x 3.08)

Bathroom
10'11" x 9'10" (3.34 x 3.00)

Bedroom 4
16'8" x 13'10" (5.09 x 4.23)

WC
12'4" x 10'5" (3.77 x 3.18)



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