



8 Hall Road West, Liverpool, Merseyside L23 8SY

£675,000

An impressive double fronted detached house providing well proportioned family accommodation which has many attractive character features including open beam ceilings, panelled doors and panelling to the hallway and dining room. The property has rustic brick elevations under a tiled roof and stands in good sized tree lined gardens which overlook West Lancashire Golf Club to the rear. The main accommodation includes four living rooms, a 19ft fitted kitchen and utility room together with five bedrooms and a bathroom. The second floor has been converted into a self contained flatlet which includes two living rooms, kitchen, two bedrooms and a bathroom. The property also benefits from gas fired central heating and double glazing. This is an opportunity to acquire a substantial detached property in a prime location within a few minutes walk of the seafront and Hall Road Station on the Liverpool to Southport railway line.



Porch

Hall

With timber panelled with plate rail, radiator and turning staircase with open panelled to walls.

Cloakroom

With washbasin and separate w.c., tiled floor, access door to rear garden and store cupboard under stairs.

Front Living Room

19'6" x 15'2" (5.94 x 4.62)

with tiled and slate fireplace, bay window.

Dining Room

15'6" x 19'6" (4.72 x 5.94)

with radiator, tiled fireplace with timber surround, half panelling to walls, open beam ceiling, bay window and glazed sliding doors to rear garden.

Rear Lounge

15'2" x 15'6" (4.62 x 4.72)

with tiled fireplace, two radiators, double glazed bay window with glazed sliding doors to dining room.

Morning Room

14'6" x 13'3" (4.42 x 4.04)

with two radiators, ceramic tiled floor and archway to:

Kitchen

19'3" x 13'3" (5.87 x 4.04)

fitted with an extensive range of modern wall and base cupboards, double bowl stainless steel inset sink unit with mixer taps, gas oven, hob and extractor hood, electric oven, grill and built-in microwave, integrated dishwasher and washing machine, tiled floor, recess ceiling lights.

Utility Room

With radiator, single drainer sink unit, plumbing for washing machine, range of fitted cupboards and walk-in cupboard.

Landing

With open panelled to walls, main staircase. Secondary Staircase.

Bedroom 1

19'6" x 15'4" (5.94 x 4.67)

with range of fitted wardrobes, cupboards and dressing table unit, recess with pedestal washbasin, fitted mirrors, bidet, radiator and double glazed windows.

Bedroom 2

16'2" x 15'9" (4.93 x 4.80)

with shower unit, radiator and double glazed windows.

Bedroom 3

15'10" x 15'3" (4.83 x 4.65)

with pedestal washbasin, radiator and double glazed windows.

Bedroom 4

16'0" x 10'6" (4.88 x 3.20)

with range of fitted wardrobes, radiator and double glazed windows.

Bedroom 5

14'6" x 15'6" (4.42 x 4.72)

with pedestal washbasin, radiator and double glazed windows.

Family Bathroom

With centre panelled bath, bidet, pedestal washbasin, low suite w.c., radiator, recessed lighting and double glazed windows.

Flatlet - Living Room

19'9" x 10'10" (6.02 x 3.30)

with open panelling to walls and double glazed windows.

Flatlet - Kitchen

With single drainer stainless steel sink unit, built-in fitted cupboards and worktops.

Flatlet - Bedroom 1

10'10" x 15'2" (3.30 x 4.62)

with built-in cupboards and double glazed windows.

Flatlet - Bedroom 2

10'10" x 10'4" (3.30 x 3.15)

with double glazed windows.

Flatlet - Dining Room

11'0" x 15'9" (3.35 x 4.80)

with range of fitted wall and base cupboards and double glazed window.

Flatlet - Bathroom

With panelled bath with mixer tap and shower fitting, washbasin and low level w.c.,

Airing Cupboard

Walk-in with immersion heater and fitted shelves.

Gardens

Walled gardens to the front and rear laid out with lawns, flowerbeds, raised patio and greenhouse. Enclosed yard with freezer room and w.c.,

Garage

32'0" x 14'0" (9.75 x 4.27)

Brick built garage with garden store under.

